

Camden Square Conservation Area Advisory Committee

20 South Villas
NW1 9BS

Date: 14 April 2019

Planning application Reference: 2019/0270/P

Proposal: Replacement of windows (with double glazed painted timber sash windows) and roof lights to front and rear elevations, addition of 2no soil vent (SV) and one rain water (RW) pipe to the rear, and installation of an air-conditioning plant and chiller unit in rear garden to dwelling (Class C3).

Summary: Approval should be withheld until concerns over the appearance and sound absorbing efficiency of the condenser unit have been satisfactorily addressed

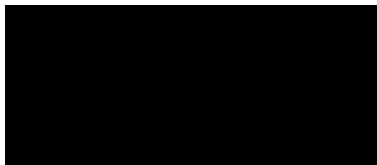
Comments:

1. We have some concerns about the technical adequacy of the drawings
 - 1.1. Although some details of the new double glazed windows have been added recently, essential information on the acoustic louvre enclosure for the air conditioning condenser unit is missing, so that neither its appearance nor its efficiency can be judged.
2. It is difficult to assess the appropriateness of the bulk of the condenser unit
 - 2.1. The condenser unit and its enclosure are shown only schematically on plan and elevation. More detailed information is necessary to make a judgement of its bulk.
3. In terms of scale and proportion, it is noted that whilst the double glazed windows that are to replace the existing are of a similar appearance, the accompanying detail drawings are not annotated. It can only be assumed therefore that slim double glazing is to be used as this would be the only acceptable form of double glazing that would avoid any chunkier glazing bar details
4. The replacement windows keep the same pane sizes and glazing bar arrangement as the existing ones, thus maintaining the rhythm of the neighbouring buildings
5. Lack of information inhibits comment on the materials used and their durability

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- 5.1. No specific information on the acoustic enclosure for the condenser unit has been submitted.
 - 5.2. No information on the acoustic louvre enclosure has been provided.
 - 5.3. There is also no information on the kind of softwood that is proposed for the replacement windows, which will have to be treated to be durable
6. As currently designed, there is likely to be an issue with noise pollution
- 6.1. The acoustical report that has been submitted with this application shows that the noise emitted from the condenser unit exceeds the design target levels set by Camden Council, and that therefore a sound reducing enclosure with acoustic louvers has to be provided.
 - 6.2. The required sound reduction index is given in the report, but no details on the proposed enclosure have been submitted with this application.
7. The proposed addition of two SVPs at the rear façade suggests that alteration to and/or the addition of bathrooms/WCs are planned but the relevant floor plans have not been provided. It is worth pointing out that the SVPs as shown would not be compliant with current building regulations, as they have to finish at least 900mm above any opening nearer than 3m. In this case, this would be the dormer windows, and the SVPs would therefore have to extend above the roof level.
8. Whereas none of the proposed works would be significantly detrimental to the Conservation Area, if carried out in a sensitive manner, not enough detailed information has been provided, especially on the appearance and sound absorbing efficiency of the condenser unit enclosure.



Signed:
David Blagbrough
Chair
Camden Square CAAC

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