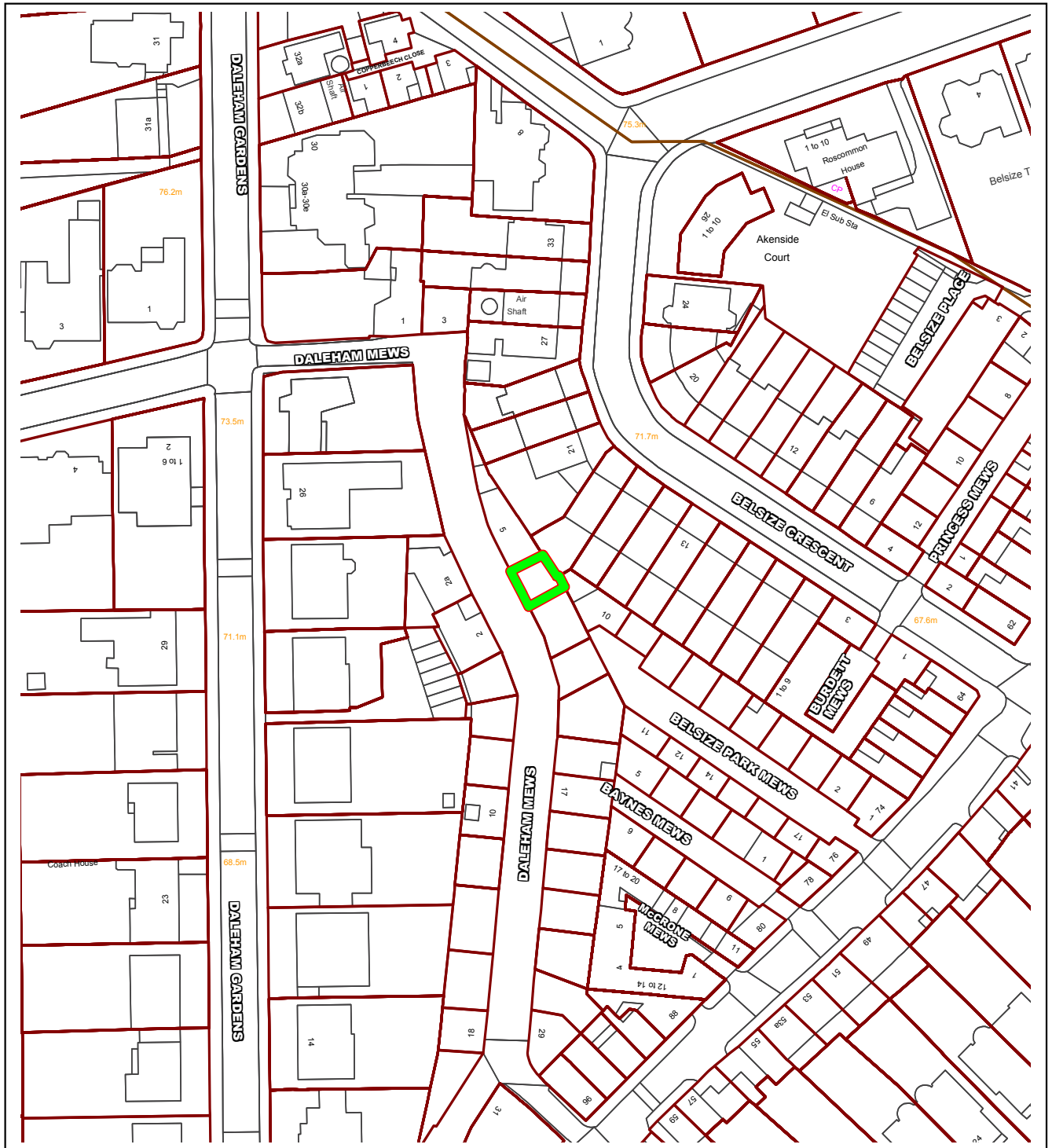


7 Daleham Mews, NW3 5DB



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1. Front elev. Long view from Daleham Mews



2. Front elevation



3. View of subject roof from Belsize Park Mews



4. First floor rear terrace south view



5. Proposed location of A/C unit – first floor rear terrace north view

6. View from first floor rear terrace



Fig 7. Aerial view

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		20/08/2019	
		N/A		Consultation Expiry Date:		11/08/2019	
Officer				Application Number(s)			
Nathaniel Young				2019/3261/P			
Application Address				Drawing Numbers			
7 Daleham Mews London NW3 5DB				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 1 x air conditioning plant with acoustic enclosure to first floor rear terrace and replacement of existing garage doors.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses	04	No. of objections	04		
Summary of consultation responses:		<p>Site notice: displayed from 17/07/2019 Press notice: published on 18/07/2019</p> <p>Four objection comments were received from the occupiers of No.9 Daleham Mews, No. 10 Belsize Park Mews and two unknown addresses raising the following concerns:</p> <ol style="list-style-type: none"> 1. A/C unit will cause unacceptable levels of noise and disturbance 2. A/C unit inappropriately sited, position on roof would detract from character and appearance of conservation area 3. A/C unit would lead to loss of light due to roof level position <p><u>Officer comment</u></p>					

	<i>See sections 2.2 (Design and conservation) and 2.3 (Amenity) of this report.</i>
The Heath and Hampstead Society	<p>Objection. The siting of the proposed A/C unit is unacceptable. The noise, even with acoustic enclosure, will reverberate around the close neighbours and on quiet warm nights when windows are open will be a serious noise nuisance.</p> <p><u>Officer comment</u></p> <p><i>See sections 2.2 (Design and conservation) and 2.3 (Amenity) of this report.</i></p>
Belsize CAAC	<p>Object to the size, bulk, materials and location of the proposed air-conditioning unit.</p> <p><u>Officer comment</u></p> <p><i>See sections 2.2 (Design and conservation) and 2.3 (Amenity) of this report.</i></p>

Site Description

The application site is 7 Daleham Mews, a two storey mews cottage situated on the east side of Daleham Mews. The property is a single family dwelling house in residential use (Class C3) located in a predominantly residential area.

The application building is located within the Belsize Conservation Area, it is not listed but is identified as making a positive contribution to the character of the conservation area.

Relevant History

Application site

2017/3743/P - Mansard roof extension to rear of property and raised roof ridge with 3x conservation roof lights to front of property and 3x rear dormers. **Approved 28/11/2017.**

2019/1037/P - Non-material amendments (increase in ridge height by 75mm) of planning permission ref: 2017/3743/P dated 28/11/2017 for the mansard roof extension to rear of property and raised roof ridge with 3x conservation roof lights to front of property and 3x rear dormers. **Approved 21/02/2019.**

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

Draft New London Plan showing Minor Suggested Changes (13 August 2018)

Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

Camden Planning Guidance (CPG)

CPG Design (March 2019)

CPG Amenity (March 2018)

Belsize Conservation Area Statement (2003)

Assessment

1 PROPOSAL

1.1 Planning permission is sought for the installation of 1 x air conditioning plant with acoustic enclosure to first floor rear terrace and the replacement of the existing garage doors with hardwood painted timber garage doors and fanlight above. The air conditioning unit would measure approximately 1.7m (d) x 0.9m (w) x 1.1m (h) and would be screened by a metal acoustic enclosure.

Revisions

1.2 During the course of the application the applicant has submitted revised drawings showing the A/C unit being positioned on the existing first floor rear terrace as opposed to the roof of the recently approved mansard roof extension.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Residential Amenity

2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The proposed replacement garage doors are considered acceptable. With the exception of changing from two panels to four panels, the new doors would be installed within the existing opening with a similar design and matching materials, hardwood timber with thin vertical slats and fanlight above. When closed, the replacement doors would be very similar in appearance to the existing.

2.2.3 After amendments, to the original proposal the location of the proposed air conditioning unit has been moved from the roof of the mansard to the first floor rear terrace. The revised location of the proposed air conditioning unit is considered acceptable. The unit would be located on the existing first floor rear terrace, positioned against the boundary wall brick sloping shared with No. 5 Daleham Mews which projects beyond the first floor rear elevation of the subject property. This revised position would be completely screened from public view, ensuring no harm would be caused to the character and appearance of the surrounding conservation area. The rear elevation of the property is overlooked by neighbouring properties however the existing timber boundary screen that encloses the existing terrace would partially obscure views of the air conditioning unit and its acoustic enclosure from private views from neighbouring properties.

2.2.4 Special attention has been paid to the desirability of preserving or enhancing the character or

appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations, would ensure no harm is caused to the character of the host building and surrounding conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

2.3 Amenity

2.3.1 Policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

2.3.2 In terms of light, outlook and privacy, the proposed development is not considered to cause any significant detrimental harm. The proposal for the installation of a new A/C unit and replacement garage doors would involve no increase to the overall bulk and mass to the subject property and would not afford any new views beyond what has been established. The revised position of the air conditioning unit on the first floor terrace would not cause any further loss of light or outlook to any neighbouring habitable windows beyond what been established by the bulk of the existing property.

2.3.3 In terms of noise and disturbance, the proposed development is not considered to cause any significant detrimental harm. The Council's environmental health officer has reviewed the submitted acoustic report detailing noise insulation measures, and consider the proposal acceptable subject to standard noise and vibration conditions.

3.0 Recommendation:

3.1 Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7th October 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2019/3261/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Date: 3 October 2019

Development Management
Regeneration and Planning
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Alex Tart Architects
1A Putney Embankment
Putney
London
SW15 1LB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Daleham Mews
London
NW3 5DB

Proposal:

Installation of 1x air-conditioning plant with acoustic enclosure to first floor rear terrace and replacement of existing garage doors

Drawing Nos: E01.0, E02.0, E03.0, E04.0, E05.0, E06.0, E07.0, E08.0

P01.0, P04.0 Rev B, P05.0 Rev B, P06.0 Rev B, P07.0 Rev B

Acoustic report ref: 19365.PCR.01

DECISION

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans E01.0, E02.0, E03.0, E04.0, E05.0, E06.0, E07.0, E08.0, P01.0, P04.0 Rev B, P05.0 Rev B, P06.0 Rev B, P07.0 Rev B & Acoustic report ref: 19365.PCR.01

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to use of the installation, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant equipment and proposed mitigation measures as indicated in Section 6 of acoustic report ref: 19365.PCR.01. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity. The post installation noise assessment shall be carried out as required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use of the air conditioning unit shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises are not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DECISION