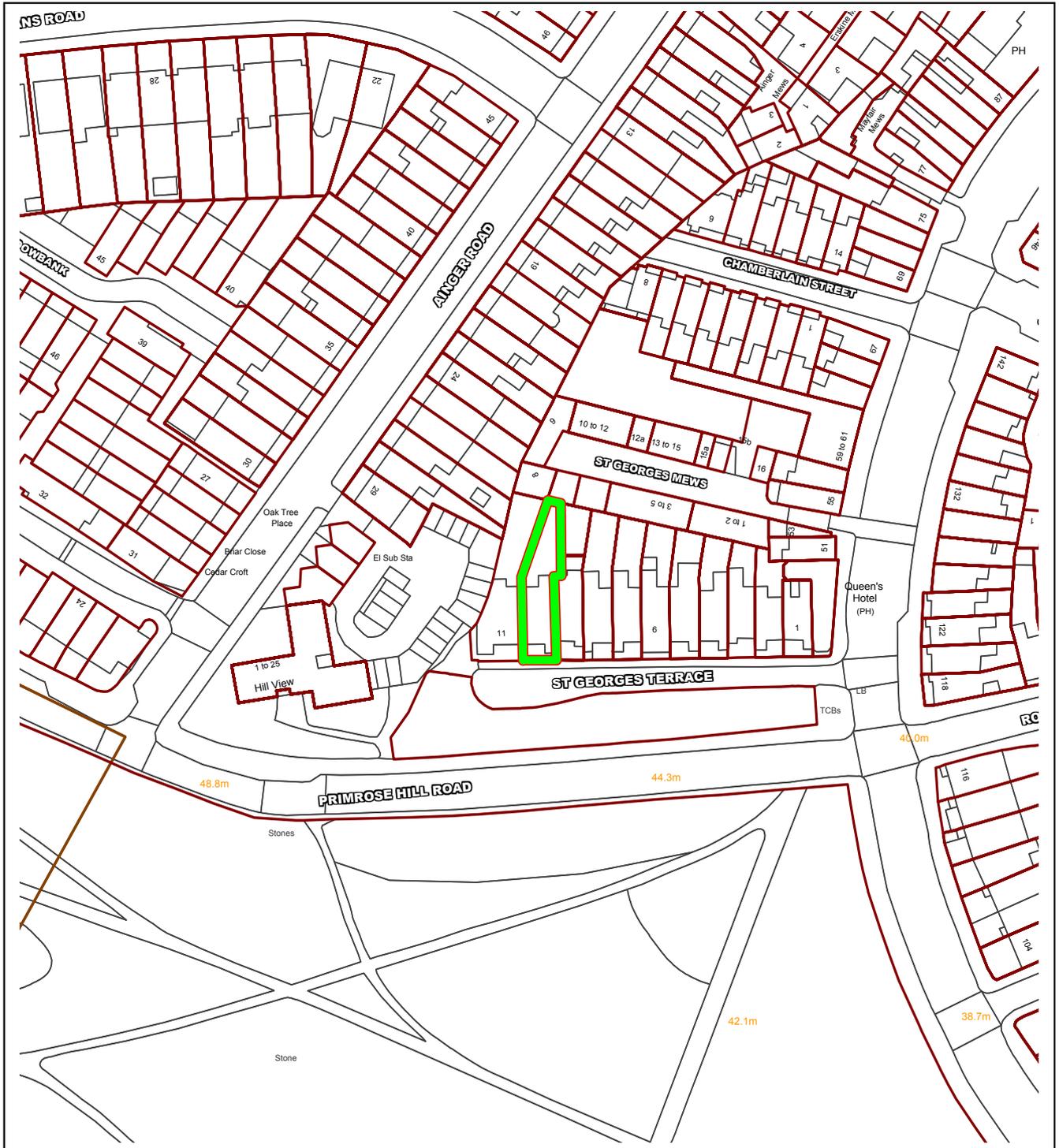


2019/2172/P + 2019/2550/L
Flat 5, 10 St George's Terrace, NW1 8XH



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Image 1 front elevation



Image 2. Position of the proposed air condenser unit.

Delegated Report		Analysis sheet	Expiry Date:	18/06/2019
(Members Briefing)		N/A / attached	Consultation Expiry Date:	07/07/2019
Officer			Application Number(s)	
Obote Hope			i) 2019/2172/P ii) 2019/2550/L	
Application Address			Drawing Numbers	
10 St George's Terrace London NW1 8XH			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of an external freestanding air condenser unit on the roof terrace at front elevation.				
Recommendation(s):		i) Grant conditional planning permission ii) Grant listed building consent		
Application Type:		i) Full Planning Permission ii) Listed building consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	02	No. of objections	01
Summary of consultation responses:	<p>Press notice published from 12/06/2019 to 06/07/2019</p> <p>Site notice displayed from 12/06/2019 to 06/07/2019</p> <p>No responses were received from neighbouring properties.</p> <p>Historic England: No objection. This application should be determined in accordance with national and local policy guidance.</p>			
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Primrose Hill CAAC's objections are summarized as follows:</p> <ol style="list-style-type: none"> 1. Strongly object to the installation of air-conditioning in houses and flats where natural ventilation, including cross-ventilation, is possible; 2. Policy CC2 'Adapting to climate change', requires 'all development' (and not only those proposing 5 residential units or more) to adopt appropriate climate change adaptation measures, spelling out, in para. 8.39; 3. We understand that the Council has now agreed that we are in a climate crisis: it is critically important that this is seen to be carried through in appropriate policy and implemented through effective development management, and; 4. It is noted that the installation is described both as a heat pump and as an air conditioning unit. A heat pump may be environmentally beneficial where it extracts heat from the ground or air to warm a building instead of, or as supplementary to, other arming. In this case, it is using energy to throw the internal heat away: this is not beneficial to the environment, but harmful. <p><u>Officer response:</u></p> <p><i>1 – 4. Please refer to Energy and Sustainability section of report</i></p> <p>Support was received from Cllr Pat Callaghan:</p> <ol style="list-style-type: none"> 1. The bedroom is hot and stuffy. The applicant suffers with hay fever and if the window is left open this exacerbates their condition; 2. If the window is left open the noise from the Hill during the night is loud and raucous, and this doesn't just occur during the weekends but all throughout the week; 3. The proposal would mean the applicant could have an unbroken sleep during the night and improve their well-being, and; 4. The applicant have been extensively involved within the community in which they live for many years. <p><u>Officer response</u></p> <p><i>All comments noted. The application has been assessed against relevant planning policies, as detail below.</i></p>			

Site Description

No 10 St Georges Terrace relates to a pale yellow brick building dating from c1852 and forms part of a terrace of 11 houses. The property is three storeys plus basement and is a Grade II Listed Building. It is located within Primrose Hill Conservation Area, which is also affected by an Article 4 Direction removing permitted development rights from houses within this Conservation Area.

The proposed works relates to the maisonette at third and fourth floor levels.

Relevant History

2018/2831/P – Planning permission was **granted** on 16th September 1983 for the erection of a single storey in-fill conservatory extension to the rear of the ground floor flat and minor alterations to the front and rear basement elevations.

2018/3194/L – Listed building consent was **granted** on 16th September 2008 for the erection of a single storey in-fill conservatory extension to the rear of the ground floor flat and minor alterations to the front and rear basement elevations.

9300868 – Planning permission was **granted** on September 1993 for the erection of a conservatory at rear basement level.

PE9900223 – Permission was **granted** in April 1999 for a Certificate of Lawful Existing Use for use of first floor as a self-contained flat.

Relevant policies

National Planning Policy Framework 2019

Draft London Plan 2018

London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A4 Noise and Vibration

Policy D1 Design

Policy D2 Heritage

Policy CC1 Climate change mitigation

Policy CC2 Adapting to climate change

Camden Planning Guidance

CPG Design (March 2019)

CPG Altering and extending your home (March 2018)

CPG Amenity (March 2018)

Primrose Hill Conservation Area Statement 2000

Assessment

1.0 Proposal

1.1. Planning permission and listed building consent are sought for the installation of 1 x Air condenser unit to the fourth floor terrace the front elevation behind the parapet wall. The proposed unit would measure approximately 0.8m depth x 0.6m x 0.2m in width.

2. Main planning considerations

2.1 The main planning considerations are considered to be:-

- Design and appearance of the listed building and the conservation area;
- Amenity of neighbouring properties;
- Sustainability and the 'cooling hierarchy'.

3.0 Design and appearance

3.1 Local Plan Policies D1(Design) and D2 (Heritage) states that within conservation areas, the Council will only grant permission for development that preserves and enhances the character and appearance of the conservation area.

3.2 The proposed freestanding air condenser unit would be installed on the existing roof terrace to the front elevation and would be shielded by the terrace parapet walls. The proposal would not have a visual impact given its location and would be located in a visually inconspicuous position. Thus, the proposed condenser is not considered to harm the external appearance of the listed building.

3.3 The mechanical plant would not have an impact on the historic setting of the building and the proposed condenser units would be freestanding on the existing terrace. Given the size of the unit together with the height of the parapet wall, the air-conditioning unit will remain out of public view and the visual significance this building has in its own right would remain unaffected. Moreover, the contribution that the host building makes to the character and appearance of the conservation area will be unaltered and no harm would occur to historic architecture of the listed building.

3.4 The proposed heritage statement confirmed that the air condenser unit would be installed by drilling a 60mm hole in one roof tile at floor level and a small pipe containing the electric cable and air outlet would be tucked underneath the dormer window. The Conservation officer has confirmed that the mechanical plant including the pipework would not have an impact on the historical fabric of the listed building.

3.5 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

3.6 Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4.0 Amenity

Noise and vibration

4.1 The Acoustic report stipulates that the nearest noise sensitive receptor (NNSR) is separated from the enclosure by a minimum of 1m from the proposed plant installation location and the nearest receiver does not have direct line of sight to the plant as it is screened from view by the building envelope.

4.2 The Acoustic report was assessed by a noise office who confirmed that the noise data concludes that the levels achieved would be negligible at the closest receiver. Therefore, it is not expected an adverse impact on

the nearest residential receiver and no objection is raised to the installation of the freestanding unit. This shall be secured by condition.

5.0 Energy and Sustainability

5.1 In accordance with CC2 (Adapting to climate change) the policy discourages active cooling and air conditioning and air conditioning units will only be permitted where thermal modelling demonstrates that a clear need for it after all preferred measures are incorporated in line with the London Plan cooling hierarchy. In addition, passive measures should be considered first. If active cooling is unavoidable, applicants need to identify the cooling requirement and provide details of the efficiency of the system.

5.2 The following measures that should be considered prior to active cooling are as follows:

1. Water based cooling systems reduce the need for air conditioning by running cold water through pipes in the floor and/or ceiling to cool the air;
2. Evaporation cooling could also be investigated, this cools air through the simple evaporation of water.
3. Ground source cooling. Ground source cooling is provided by a 'ground source heat pump' in the summer the ground stays cooler than the air and the difference in temperature can be harnessed for cooling;
4. Exposed concrete slabs can provide natural cooling. This leaves internal thermal mass (concrete slabs, stone or masonry which form part of the construction) inside a building exposed so that it can absorb excess heat in the day and slowly release it at night, and;
5. Developments could adopt a natural 'stack effect' which draws cool air from lower levels whilst releasing hot air.

5.3 The applicant has supplied additional information to address the points above. With regards to measures 1 and 2, these elements would require more intervention to the listed building than what is being proposed with the installation of the air condenser unit. Water based cooling systems consist of cooling towers, condenser water pumps, reservoirs of cooling fluid, and make-up pumps. Measures 3 to 5 are applicable to new build dwellings only rather than existing buildings, which can only consider retrofitting options.

5.4 The supporting statement indicates that the proposed air condenser unit is rated A++ in terms of heating and A+++ in cooling the unit. The statement supplied also suggest that the air condenser unit would offer better energy efficiency when compared to conventional fans, which are being used currently. Furthermore, the proposed model can pre-cool a room so that energy can be generated at non-peak times, smoothing energy usage compared to a fan, which can only be used when you need it, so on hot days can cause peaks of energy usage across an area.

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 21st 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'.

Ms Lucy Cottrell
Flat 5
10 St George's Terrace
NW1 8XH

Application Ref: **2019/2550/L**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

14 October 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 St George's Terrace
London
NW1 8XH

DECISION

Proposal:
Installation of an external freestanding air condenser unit on the roof terrace at front elevation.

Drawing Nos: p2buk/340824/463395; Acoustic Report commissioned by KP Acoustics LTD dated 05/06/2019 ref: 19337.PCR.01; Heritage Statement for Flat 5, no date; Design and Access Statement no date; Product Information of the MSZ-EF Zen; Elevation of the air condenser unit behind the parapet wall; Existing 3rd and 4th floor plan; Proposed 3rd and 4th floor plan; Cross section drawing of the proposed air condenser unit and addition to Design and Access Statement no date.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: p2buk/340824/463395; Acoustic Report commissioned by KP Acoustics LTD dated 05/06/2019 ref: 19337.PCR.01; Heritage Statement for Flat 5, no date; Design and Access Statement no date; Product Information of the MSZ-EF Zen; Elevation of the air condenser unit behind the parapet wall; Existing 3rd and 4th floor plan; Proposed 3rd and 4th floor plan; Cross section drawing of the proposed air condenser unit and addition to Design and Access Statement no date.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Notwithstanding the details on the approved drawings no demolition or removal is hereby granted of historic fabric to include timber, masonry or stone. Should historic fabric be uncovered during the course of the works, work should cease in the relevant area and the conservation officer/planning authority contacted with a view to visiting site and agreeing an appropriate design solution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017 and policy PH1 of the Primrose Hill Conservation Area Statement 2000.

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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

Application ref: 2019/2172/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 14 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Ms Lucy Cottrell
Flat 5
10 St George's Terrace
NW1 8XH

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

10 St George's Terrace
London
NW1 8XH

DECISION

Proposal: Installation of an external freestanding air condenser unit on the roof terrace at front elevation.

Drawing Nos: p2buk/340824/463395; Acoustic Report commissioned by KP Acoustics LTD dated 05/06/2019 ref: 19337.PCR.01; Heritage Statement for Flat 5, no date; Design and Access Statement no date; Product Information of the MSZ-EF Zen; Elevation of the air condenser unit behind the parapet wall; Existing 3rd and 4th floor plan; Proposed 3rd and 4th floor plan; Cross section drawing of the proposed air condenser unit and addition to Design and Access Statement no date.

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 plan: p2buk/340824/463395; Acoustic Report commissioned by KP Acoustics LTD dated 05/06/2019 ref: 19337.PCR.01; Heritage Statement for Flat 5, no date; Design and Access Statement no date; Product Information of the MSZ-EF Zen; Elevation of the air condenser unit behind the parapet wall; Existing 3rd and 4th floor plan; Proposed 3rd and 4th floor plan; Cross section drawing of the proposed air condenser unit and addition to Design and Access Statement no date.

Reason:

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum amber noise criteria set in The Camden Local Plan 2017. Notably in Table C at the nearest and/or most affected noise sensitive premises being between between 9dB below and 5dB above background with machinery operating at maximum capacity.

To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment and ducting at the development 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.

To safeguard the amenities of the adjoining premises and the area generally 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).

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DRAFT

Yours faithfully

Director of Regeneration and Planning

DECISION