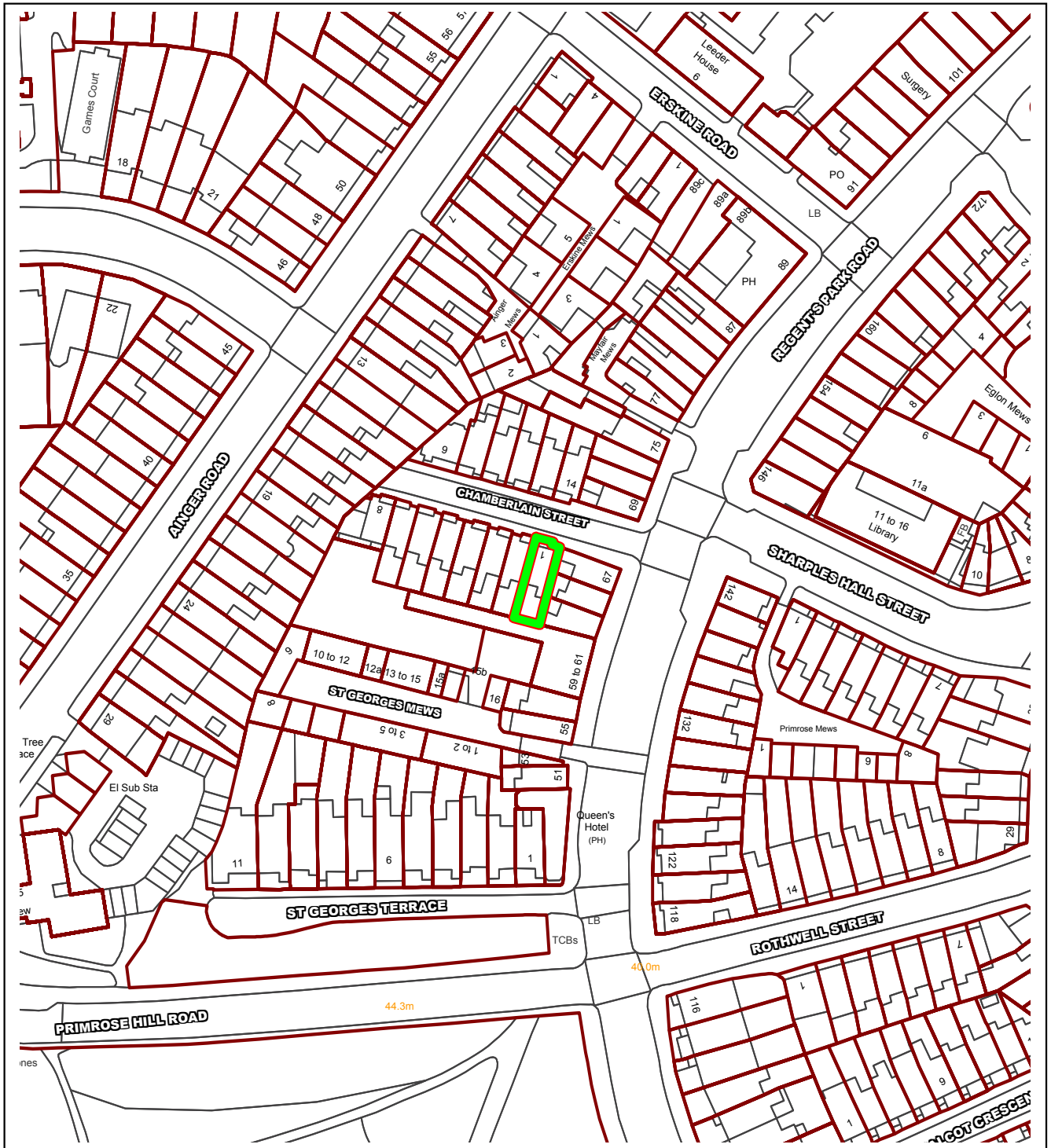


2019/3907/P, 2019/4348/L - 1 Chamberlain Street NW1 8XB



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Photographs – 1 Chamberlain Street



1. Front view



2. Siting of AC unit – within front vault

Delegated Report		Analysis sheet	Expiry Date:	25/09/2019
(Member's Briefing)		N/A	Consultation Expiry Date:	16/12/2019
Officer			Application Numbers	
Thomas Sild			i. 2019/3907/P ii. 2019/4348/L	
Application Address			Drawing Numbers	
Flat 1 and Flat 3 10 Lyndhurst Gardens London NW3 5NR			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ul style="list-style-type: none"> i. Installation of 1 air conditioning unit within front vault at basement level ii. Installation of 1 air conditioning unit within front vault at basement level and associated service run to second floor level 				
Recommendations:		<ul style="list-style-type: none"> i. Grant Conditional Planning Permission ii. Granted Conditional Listed Building Consent 		
Application Types:		<ul style="list-style-type: none"> i. Householder Planning Permission ii. Listed Building Consent 		

Conditions:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	--	No. of responses	1	No. of objections	0
Summary of consultation responses:	<p><u>2019/3907/P</u></p> <ul style="list-style-type: none"> • Site notices displayed 28/08/2019 (expiring on 21/09/2019) • Press adverts posted 05/09/2019 (expiring on 29/09/2019) <p><u>2019/4348/L</u></p> <ul style="list-style-type: none"> • Site notices displayed 22/11/2019 (expiring on 16/12/2019) • Press adverts posted 21/11/2019 (expiring on 15/12/2019) <p>2 Chamberlain Street - comment in support</p> <ul style="list-style-type: none"> • Withdrew previous objection given the revised siting • Noise would be inaudible relative to the adjacent street noise 					
Comments from local groups:	<p>Primrose Hill CAAC has objected to the scheme with their comments summarised as below:</p> <ol style="list-style-type: none"> 1. Object to AC where cross ventilation is possible 2. Camden's Local Plan policy CC2 should resist the introduction of AC and only be permitted where dynamic thermal modelling demonstrates need <p>Officer's Response:</p> <ol style="list-style-type: none"> 1. <i>Air conditioning is proposed for use in the bedrooms only where cross ventilation is not possible</i> 2. <i>Policy CC2 indicates that new developments are expected to address the cooling hierarchy through its design prior to AC being considered acceptable. The applicant has investigated passive measures for cooling but most of these would not be feasible. Overall, officers acknowledge that the scope for passive measures to control excess heat at this property, given its heritage constraints, is limited. Given this context, it is considered that the proposal for an air conditioning unit is acceptable in this instance</i> 					

Site Description

1 Chamberlain Street is a 4-storey 19th century single family dwellinghouse.

The building is Grade II Listed and is located within Primrose Hill Conservation Area.

Relevant History

- **May 2019** – 2017/3820/P& 2017/4723/L - Conversion of rear lightwell to habitable use including walk on rooflight, replacement sliding doors at rear third floor level, new balustrade/handrail to third floor rear balcony, new stairs and balustrade to front lightwell, rooflight and addition of Photovoltaic panels to rear dormer roof, new doors to the front vaults and lightwell, alterations and replacement of upper ground floor rear window, new stone floor to front lightwell and rear terrace.
- **July 2004** – 2004/1426/P & 2004/1428/L - Conversion of two separate dwellings into one family dwelling

Relevant policies

National Planning Policy Framework 2018

The London Plan 2016

Camden Local Plan 2017

A1 (Managing the impact of development)

A4 (Noise and vibration)

D1 (Design)

D2 (Heritage)

CC2 (Adapting to climate change)

Camden Supplementary Planning Guidance

CPG Design (2019)

CPG Altering and extending your home (2019)

CPG Amenity (2018)

CPG Energy efficiency and adaptation (2019)

Primrose Hill Conservation Area Statement (2000)

Assessment

1. Proposal

- 1.1 Planning permission and listed building consent is sought for the installation of 1 air conditioning unit to a front vault.
- 1.2 Following officer advice, revisions were submitted during the process of the application to change the proposed location of the unit from under the front steps to within the front vault.
- 1.3 The main issues for consideration are:
- Design and heritage; the impact of the proposal upon the character or appearance of the listed host building and the surrounding area
 - Residential amenity; the impact the proposal may have upon the amenity of the occupiers of the neighbouring properties.
 - Sustainability; local plan policies in relation to sustainability requirements

2. Design and heritage

- 2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained in policy D1 are relevant to the application; development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials used. Policy D2 states the Council will preserve, and where appropriate, enhance Camden's diverse assets and their settings including conservation areas and listed buildings.
- 2.2 CPG Altering and extending your home recommends alterations to take into account the character and design of the host building and its surroundings. Materials and design should complement the existing building.
- 2.3 The revised siting of the unit to within the front vault would not result in external changes to the building other than the change of the vault door to a louvered design. This door would not have direct visibility to the street. The Council's conservation officer has advised that this siting is appropriate and unlike the previous proposed siting in the front lightwell would not clutter this area.
- 2.4 Internally, servicing would be run through non-original ceilings and voids, and would not impact on historic fabric in the building.
- 2.5 Overall, the proposed changes would not result in harm to the significance of the listed building nor that of the surrounding conservation area.
- 2.6 Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Residential Amenity

- 3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of

development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

- 3.2 Local Plan Policy A4 requires the Council to ensure that noise and vibration is controlled and managed.
- 3.3 The proposed development is not considered to affect the amenity of adjoining residential occupiers in regards to sunlight, daylight, outlook, overlooking and sense of enclosure by reason of the lack of physical change beyond replacement of a vault door at lower ground floor level.
- 3.4 The applicants have provided an acoustic report for the originally proposed siting in the front lightwell and this has been reviewed by the Council's environmental health officer. The siting has been revised to be within the front vault and as such noise impact to surroundings would be further reduced. Installation of an air conditioning unit at this property would be acceptable subject to compliance with planning conditions to be attached to the permission. These conditions seek to ensure Camden's noise thresholds are not breached and ensure that the unit is installed in conjunction with noise and vibration measures.

4. Sustainability

- 4.1 Local Plan Policy CC2 states that all development should adopt appropriate climate change adaptation measures such as measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.
- 4.2 The use of natural ventilation is not currently sufficient to reduce heat build up to the upper floor bedrooms. The host building is listed and opportunities to change layouts/orientations/ceiling heights, or increase thermal masses are highly limited. The applicant has indicated that roof insulation can be added to reduce heat gain, however there would be insufficient space available at the property for a mechanical ventilation with heat recovery system.
- 4.3 On balance, it is considered that the scope for passive measures to control excess heat at this property, given its heritage constraints, is limited. Given this context, it is considered that the proposal for an air conditioning unit is acceptable in this instance.

5. Recommendation

Grant conditional planning permission and listed building consent.

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 6th January 2020, 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: 2019/3907/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 31 December 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

WEBB ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Chamberlain Street
London
NW1 8XB**

DECISION

Proposal:

Installation of 1 air conditioning unit within front vault at basement level

Drawing Nos: Acoustic Report for Proposed Air Conditioning Unit at 1 Chamberlain Street
NW1 8XB - Philip Acoustics Ltd (November 2018); 1221.01.01(-); 1221.01.113(B)

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: 1221.01.01(-); 1221.01.113(B)

Reason:

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

- 4 Prior to use, 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.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall 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 all machinery operating together at maximum capacity.

Reason: 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).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

DRAFT

DECISION

WEBB ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ
United Kingdom

Application Ref: **2019/4348/L**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

30 December 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 Chamberlain Street
London
NW1 8XB

DECISION

Proposal:
Installation of 1 air conditioning unit within front vault at basement level and associated service run to second floor level
Drawing Nos: 1221.01.01(-); 1221.01.113(B)

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.

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: 1221.01.01(-); 1221.01.113(B)

Executive Director Supporting Communities



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.

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
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Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION