



HLW/X/DA/03  
30 June 2020

## 11 HOLLY WALK, LONDON NW3 6RA

### PLANNING STATEMENT

#### 1.0 INTRODUCTION

- This planning statement is to be read in conjunction with the drawings, documents and photographs included with this application outlining the proposal to install 2 no. external condenser units as part of split air-conditioning system to provide comfort cooling. The condenser units are proposed to be located on the external wall on the north side of the house.



Photo 1 – taken from public footpath running along the north side of the house, the condenser units are proposed to be located on the north elevation of the house. Photo taken prior to the commencement of building works.

- The detached house was built in 1959 on a garden plot where there had been no building previously. The lower ground floor was extended in 2005 (Camden planning reference 2005/3583/P) and the roof was raised to provide accommodation in the loft space in 2010 (Camden planning reference 2010/3418/P).

- Planning permission (Camden planning reference 2019/4427/P) dated 19 November 2019 was granted for the following works;
  - Erection of rear extension to existing garage,
  - Two-storey infill extension at ground and first floor to NW corner of the dwelling,
  - Alteration to curved wall at lower-ground floor,
  - Alterations to fenestration,
  - Refurbishment / alteration of timber wall cladding to suit new window openings,
  - Insertion of rooflight in eastern roofslope,
  - Creation of steps to front door,
  - Glass balustrade to roof terrace to replace existing metal railings,
  - Infill of side gate opening in northern boundary brick wall.
- A further planning permission (Camden planning reference 2020/0103/P dated 5 May 2020) was also granted to include for the following works, in addition to that previously consented in 2019/4427/P;
  - Further enlargement of rear extension to existing garage,
  - Further enlargement of west elevation on lower ground floor into rear garden,
  - Slate-tiled lean-to roof to north side, at lower ground-floor level.

The consented works listed above are in the process of being built and are due for completion by the end of the 2020.

- The house is not listed, and while it is in the Hampstead Conservation Area (sub area 4) it is deemed to be a “neutral building”, according to Camden’s Conservation Area Statement: Hampstead. An Article 4 Direction has not been made on this house.



Photo 2 – west elevation taken from bottom of garden. Photo taken prior to the commencement of building works.



## 2.0 COMFORT COOLING

- The proposal is to install a pair of stacked condenser units as part of a split air-conditioning system to provide comfort-cooling to the house. The condenser units are intended to be positioned on the north side of the house, between the main part of the house and the boundary wall adjacent to the public footpath.
- Camden's Local Plan Policies A4 and CC2 have been considered in formulating this application and these are addressed below.



Photo 3 – area between north side of the house and public footpath (on the left) where the air-conditioning condenser units are proposed to be located. Photo taken prior to the commencement of building works.

## **2.1 CAMDEN'S LOCAL PLAN - POLICY A4 NOISE AND VIBRATION**

- The background noise levels were measured for 24 hours between Wednesday 28 August 2019 and Wednesday 29 August, the findings are outlined in a report prepared by Cole Jarman and is submitted with this planning application.
- The noise produced by the condenser units are within the permitted limits as described in Cole Jarman's report. An acoustic panel behind the units will be installed to absorb sound as per the specification in Cole Jarman's report.
- The condenser units would be concealed behind the existing boundary wall, they will not be seen from the adjacent houses.
- An air-conditioning system is required to provide comfort-cooling internally, other reasonable measures are being taken in the refurbishment of the house to reduce the periodic need for comfort-cooling as described in Overheating Analysis and The Requirement for Additional Cooling statement, prepared by e3 Consulting Engineers and included with this application.

## **2.2 CAMDEN'S LOCAL PLAN – POLICY CC2 ADAPTING TO CLIMATE CHANGE**

- The fabric of the existing house is not thermally efficient, given the uncomfortably high internal temperatures on mild days experienced by the owner of the house. The previously consented works that are being carried out will include the following:
  - thermally efficient external doors and windows, upgrading the double-glazed units.
  - The existing windows and doors are not air-tight, they create a draught throughout the house, the new doors and windows will be sealed more efficiently.
  - the heating system will be replaced with one which is more energy efficient, the hot water pipes will be insulated and efficiently arranged.
  - LED lighting throughout.
  - Intelligent controls in each room to provide heating and cooling only where required.
  - the new building elements will be thermally efficient in accordance with current building regulations.
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- The refurbished house has been designed to provide cooling by the following measures;
  - energy efficiency,
  - mechanically openable rooflight to provide a stack effect movement of air into and out of the house. The existing house is not designed to naturally ventilate.
  - The existing mature trees provide shade, additional trees will be planted and they will reduce the need for a cooling system as they mature,
  - automatic external blinds to the west-facing sliding doors on the ground floor,
  - internal blinds to doors and windows,
  - mechanical ventilation from the bathrooms and kitchen.
- See Overheating Analysis and The Requirement for Additional Cooling Statement prepared by E3 Consulting Engineers included in this planning application.

## **2.3 PROPOSAL**

- The owners of the house have found that the house is periodically too uncomfortable to occupy, especially the west-facing living areas and bedrooms.
- The condenser units would provide comfort cooling when it is most uncomfortable and will be mitigated by the measures taken in the refurbishment of the house and by the installation of sustainable technology.

End.