

# 2020/1414/P 1-6 Centric Close



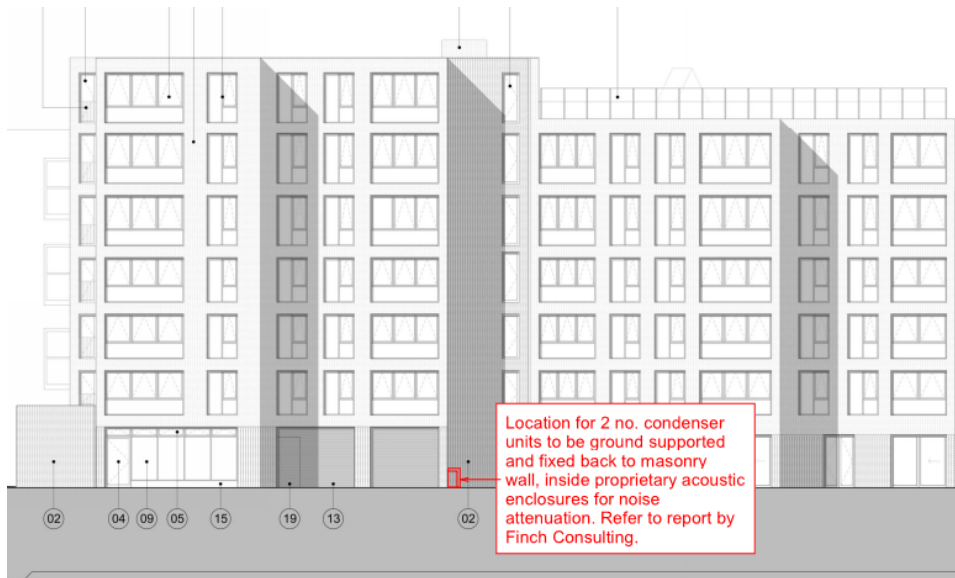
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## Supporting Images

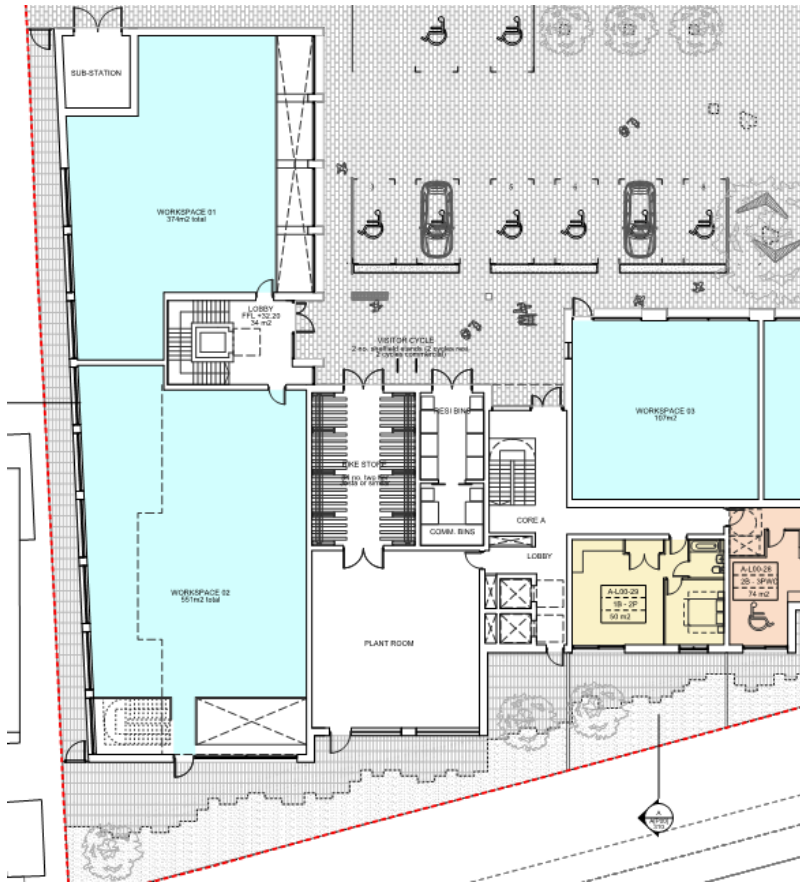
### 1. Approved rear elevation



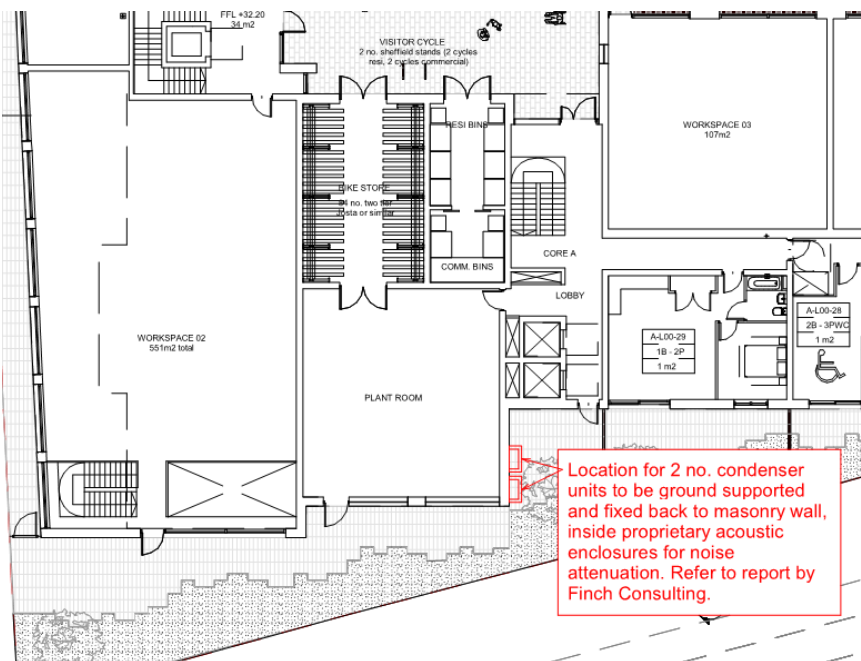
### 2. Proposed rear elevation



### 3. Approved ground floor plan



### 4. Proposed ground floor plan



<b>Delegated Report (Member's Briefing)</b>		<b>Analysis sheet</b> N/A	<b>Expiry Date:</b>	17/04/2020	
<b>Officer</b>		<b>Application Number(s)</b>			
Patrick Marfleet		2020/1414/P			
<b>Application Address</b>		<b>Drawing Numbers</b>			
1-6 Centric Close London NW1 7EP		Please refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of two additional air conditioning units to rear of site as non-material amendments to permission reference 2016/6891/P dated 29/09/2017 (Demolition of existing buildings (Class B1(c) & B8) and the erection of a part 4, part 5, part 6 and part 7 storey building comprising 1,219 sqm of commercial floorspace (Use Class B1) at basement and ground floor levels and 76 residential units (28 x 1-bed; 35 x 2-bed and 13 x 3-bed) (Class C3) including disabled car parking, landscaped courtyard and communal amenity areas).					
<b>Recommendation(s):</b>		<b>Grant Non Material Amendments</b>			
<b>Application Type:</b>		<b>Non Material Amendment</b>			
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Statutory consultation not required for non-material amendments, as such no site notices were displayed at the site.  No comments received.			
<b>Local Groups</b>		<p><b>Primrose Hill CAAC</b> objected to the application on the following grounds:</p> <p>Camden's Local Plan (2017) Policy CC2 'Adapting to climate change', states at 8.39 'The Council will discourage the use of air conditioning and excessive mechanical plant', it further states 'Where the use of this equipment is considered acceptable by the Council, for example where sterile internal air is required, we will expect developments to provide an appropriate level of mitigation towards cooling the local environment'. It further states under 'Cooling' at 8.41 'All new developments will be expected to submit a statement demonstrating how the London Plan's 'cooling hierarchy' has informed the building design. Any development that is likely</p>			

to be at risk of overheating (for example due to large expanses of south or south west facing glazing) will be required to complete dynamic thermal modelling to demonstrate that any risk of overheating has been mitigated.' And at 8.42 'Active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.' None of these provisions have been addressed by the applicant: the application fails to address the climate crisis acknowledged by the Council, and should be refused.

Officer response

*See section 2.4 of this report*

### Site Description

The application site was previously occupied by 6 low rise industrial buildings, which were in Class B1(c) and B8 Use. The site is currently being redeveloped to provide a mixed residential and commercial scheme following planning approval in 2017. The site is not located in a conservation areas and contains no listed buildings within its curtilage.

### Relevant History

Application site

2016/6891/P - Demolition of existing buildings (Class B1(c) & B8) and the erection of a part 4, part 5, part 6 and part 7 storey building comprising 1,219 sqm of commercial floorspace (Use Class B1) at basement and ground floor levels and 76 residential units (28 x 1-bed; 35 x 2-bed and 13 x 3-bed) (Class C3) including disabled car parking, landscaped courtyard and communal amenity areas. **Granted subject to s106 agreement 29/09/2017.**

### Relevant policies

#### National Planning Policy Framework 2019

#### The London Plan March 2016

#### Intend to Publish London Plan 2019

#### Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

CC1 Climate change mitigation

CC2 Adapting to climate change

D1 Design

D2 Heritage

#### Camden Planning Guidance 2018/2019

CPG Design

CPG Amenity

## Assessment

### 1 PROPOSAL

1.1 The current application seeks to install two additional air conditioning condenser units at the site, as non-material amendments to the development approved under permission reference 2016/6891/P. The two units would be fixed to the west (rear) elevation of the approved building at ground floor level and would be housed within acoustic attenuation enclosures. The proposed units would provide cooling for the approved commercial units at the site.

### 2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design
- Amenity of neighbouring residential occupants
- Energy and sustainability

#### 2.2 Design

2.2.1 Policy D1 (Design) of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.

2.2.2 The proposed air conditioning units would be situated in a discreet location to the rear of the approved development and their overall size and scale would ensure no harm is caused to the architectural integrity and design of the building. Furthermore, the units would be located to the rear of the site and ground floor level and would have very limited visibility from the public realm, particularly given the existing railway line that bounds the site to the rear. As such, the proposals are not considered to cause harm to the appearance of the surrounding area.

#### 2.3 Amenity of neighbouring residential occupants

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. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents.

2.3.2 Condition 9 of the original planning permission required noise levels from the approved plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A). The applicant has submitted an updated acoustic report which demonstrates that the proposed AC units can achieve the requirements of Condition 9 of at least 10dB below the background noise levels at the nearest sensitive noise receptor. The report recommends that this is achieved through the use of acoustic enclosures. As such, the proposed air conditioning units would comply with the relevant noise conditions of the original permission and would not cause harm to the amenity of neighbouring residents in terms of noise and disruption. Further, the size and location of the propose units would ensure no harm is caused to neighbouring residents in terms of loss of light or outlook.

#### 2.4 Energy and Sustainability

2.4.1 Officers note the concerns that have be raised from the PHCAAC regarding the absence of any information to demonstrate that the current amendments have been informed by the London Plan 'cooling hierarchy'. The cooling hierarchy, as referenced in Policy CC2 of the Local Plan, states that active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.

2.4.2 The original approval at 1-6 Centric Close (2016/6891/P) included the submission of an Energy Statement, Sustainability Assessment, and an Overheating Analysis. These documents confirmed that no mechanical cooling was proposed for the residential flats within the development but that mechanical cooling for the commercial units at ground floor was assumed. Section 6.2 of the approved Energy Statement makes this assumption and factors this requirement in to the calculations for the energy demand from the non-residential units on the building. As such, the output from the energy modelling accounts for mechanical cooling, with a quoted energy consumption of 2.72kWh/m<sup>2</sup> related to cooling. The assumed mechanical cooling (AC) is also referenced in The Cooling Hierarchy, referred to within the Addendum of the Energy Statement and addressed in the separately submitted Overheating Analysis report.

2.4.3 Given the above, it is clear that mechanical cooling had always been assumed for the ground floor commercial units, and this had been factored in to the energy demand calculations as well as a cooling hierarchy, in accordance with the Council's policies. However, no provision had been made in the original design for this system. This Non-Material Amendment application therefore seeks to provide details of the size, quantity and location of the proposed AC units to satisfy the need for the cooling of the commercial units.

2.4.4 The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2016/6891/P dated 29/09/2017. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

### **3 Recommendation**

#### **3.1 Grant Non Material Amendments**

#### ***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 21<sup>st</sup> September 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](http://www.camden.gov.uk) and search for 'Members Briefing'***

Application ref: 2020/1414/P  
Contact: Patrick Marfleet  
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Date: 15 September 2020

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# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Grant of Non-Material Amendments to planning permission

Address:  
**1-6 Centric Close**  
**London**  
**NW1 7EP**

# DECISION

Proposal: Installation of two additional air conditioning units to rear of site as non-material amendments to permission reference 2016/6891/P dated 29/09/2017 (Demolition of existing buildings (Class B1(c) & B8) and the erection of a part 4, part 5, part 6 and part 7 storey building comprising 1,219 sqm of commercial floorspace (Use Class B1) at basement and ground floor levels and 76 residential units (28 x 1-bed; 35 x 2-bed and 13 x 3-bed) (Class C3) including disabled car parking, landscaped courtyard and communal amenity areas).

Drawing Nos:

Superseded plans: P00\_223\_P01, P00\_300\_P01, P00\_220\_P01, P00\_310\_P01, P00\_101\_P03,

Plans for approval: H535\_200309 SK04, H535\_200309 SK03, H535\_200309 SK02, H535\_200309 SK01, H535\_200309 SK05, H535\_200309 SK06, FNH425-A.12.1.09 A, Finch Consulting Noise Impact Assessment dated 20/01/2020

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.



For the purposes of this decision, condition no.2 of planning permission 2016/6891/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

#### Drawing Numbers

16041\_A\_(P00)\_001 rev P01; 16041\_A\_(P00)\_002 rev P01; 6041\_A\_(P00)\_003 rev P01; 16041\_A\_(P00)\_004 rev P01; 16041\_A\_(P00)\_005 rev P01; 16041\_A\_(P00)\_006 rev P01; 16041\_A\_(P00)\_007 rev P01; 16041\_A\_(P00)\_008 rev P01; 16041\_A\_(P00)\_009 rev P01; 16041\_A\_(P00)\_010 rev P01; 16041\_A\_(P00)\_100 rev P01; 16041\_A\_(P00)\_102 rev P02; 16041\_A\_(P00)\_103 rev P02; 16041\_A\_(P00)\_104 rev P02; 16041\_A\_(P00)\_105 rev P02; 16041\_A\_(P00)\_106 rev P02; 16041\_A\_(P00)\_107 rev P02; 16041\_A\_(P00)\_108 rev P02; 16041\_A\_(P00)\_150 rev P01; 16041\_A\_(P00)\_151 rev P01; 16041\_A\_(P00)\_152 rev P01; 16041\_A\_(P00)\_210 rev P01; 16041\_A\_(P00)\_211 rev P01; 16041\_A\_(P00)\_221 rev P01; 16041\_A\_(P00)\_222 rev P01; 16041\_A\_(P00)\_301 rev P01; 16041\_A\_(P00)\_302 rev P01; 16041\_A\_(P00)\_311 rev P01; 16041\_A\_(P00)\_312 rev P01; EXA-1643PL-103; EXA-1643-PL-101; EXA-1643-PL-102; EXA-1643-PL-101; EXA-1643PL-201; EXA-1643-PL-300; 9198/01; and 9198/02 REV A, H535\_200309 SK04, H535\_200309 SK03, H535\_200309 SK02, H535\_200309 SK01, H535\_200309 SK05, H535\_200309 SK06, FNH425-A.12.1.09 A.

#### Supporting Documents

Affordable Housing Assessment; Air Quality Impact Assessment; Archaeological Report; Arboricultural Report Rev A; Crime Impact Assessment; Construction Management Plan; Daylight and Sunlight Report; Delivery and Servicing Plan; Design & Access Statement; Foul, Surface Water & SUDs Strategy (FNH425/DS/01); Drainage Pro-forma; Ecology Report; Employment Floorspace Report; Employment Addendum Response; Energy Statement; Geo-environmental & Geotechnical Report; Heritage Impact Assessment; Noise and Vibration Assessment; Planning Statement; Draft Heads of Terms; Site Waste Management Plan; Sustainability Statement; Townscape and Visual Assessment; Transport Assessment; Overheating Analysis Report; Basement Impact Assessment; and Travel Plan, Finch Consulting Noise Impact Assessment dated 20/01/2020.

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

#### Informative(s):

- 1 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission 2016/6891/P dated 29/09/2017 and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

Director of Economy, Regeneration and Investment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).

**DRAFT**

**DECISION**