

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>20/05/2020</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>15/06/2020</b>
<b>Officer</b>		<b>Application Numbers</b>	
Mark Chan		2020/1462/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
196-198 Haverstock Hill London NW3 2AG		Please refer to decision notice	
<b>Proposals</b>			
Relocation of plant equipment and installation of 2x condenser units and extract fans and associated ductwork to roof level of rear extension (Part-retrospective).			
<b>Recommendations:</b>	Grant conditional planning permission		
<b>Application Types:</b>	Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notices</b>
<b>Informatives:</b>	

### Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	0	No. of objections	4
					No of comments	0
					No of support	0

<b>Summary of consultation responses:</b>	<p>A site notice was displayed outside the site from 22/05/2020 until 15/06/2020.</p> <p>4x objections were received from neighbouring occupants and are summarised as follow:</p> <ol style="list-style-type: none"> <li>1. <u>Design</u> <ul style="list-style-type: none"> <li>○ The plant equipment look unsightly</li> <li>○ The proposed plant installation is visually more intrusive than the previously consented plant installation and is in the middle of the roof, which could be seen from the flats above.</li> </ul> </li> </ol> <p><i>Officer's comment: See 'Design' section</i></p> <ol style="list-style-type: none"> <li>2. <u>Impact on Neighbouring Amenities</u> <ul style="list-style-type: none"> <li>○ The noise from the new condenser units and extractor fans</li> </ul> </li> </ol> <p><i>Officer's comment: See 'Amenity' section</i></p>
---	---

<b>CAAC/Local groups comments:</b>	No objection from Local groups has been received.
------------------------------------	---

### Site Description

The application site comprises a single ground floor unit in Class A3 restaurant use, which is part of a five-storey parade with ground floor commercial uses at ground floor level and four floors of Class C3 residential units above, called Allingham Court. The site is on the eastern side of Haverstock Hill and within 50m of the Belsize Park tube station. The nearest residential properties are the flats on the upper floors of the application site.

The site is not located within a Conservation Area nor contain a Listed Building.

### Relevant History

- 2018/4042/P** – Erection of single storey rear extension at ground floor level and relocation of existing plant to flat roof above. Granted 14/12/2018.
- 2017/4741/P** – Erection of two storey rear extension and installation of plant. Granted 17/11/2017.
- 2017/4742/P** – Installation of planters to forecourt and canopy/awning to shopfront (Use Class A3). Granted 15/11/2017.

### Relevant policies

- National Planning Policy Framework 2019**
- London Plan 2016**
- Draft London Plan Intend to publish 2019**
- London Borough of Camden Local Plan (2017)**
- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- G1 Delivery and location of growth
- Camden Supplementary Planning Guidance**

## Assessment

### 1. Proposal

1.1 Planning permission is sought for the part-retrospective relocation of plant equipment and installation of 2x condenser units and extract fans and associated ductwork to roof level of the existing rear extension.

### 2. Revisions

2.1 No revisions have been sought for this application.

### 3. Assessment

3.1 The material planning considerations in the determination of this application are:

- Design (the impact of the proposal on the character and appearance of the host building);
- Amenity (the impact of the proposal on the amenity of neighbouring occupiers); and

### 4. Design

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Local Plan policy D1 seeks to achieve high quality 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.

4.2 CPG Design (2019) supports the Local Plan and provides further guidance relating to building services equipment (Chapter 9), and states that new equipment should not harm occupant or neighbour amenity, health and/or wellbeing; be incorporated into the host building aesthetically; have a minimal impact on the environment; and not harm listed buildings, conservation areas or streetscapes.

4.3 The application site fronts onto Haverstock Hill and the shop frontage is set well back from the road. To the rear of the parade which the site forms a part, the upper floors comprise a consistent building line but the ground floor level lacks cohesion. There are a number of different parapet heights and depths of the existing ground floor rear extensions. This is accompanied by a large amount of bin storage and plant units serving the commercial space to the front. The rear of the properties is accessed via a service road which has sufficient width for vehicles to pass parked cars and allow access to the garages, which are used storage. The prevailing character for the wider area is residential with complimentary ground floor commercial uses.

4.4 The current application is to rationalise the rear roof plant re-arrangement and installation of new condenser units. The rearranged plant and new condenser units would be installed at the rear of the existing rear extension which is half a storey lower level than the main roof of the rear extension. On the side elevation of the existing rear extension, only the consented existing gas meter enclosure would be retained. The existing condensers on the side elevation would be removed and relocated onto the flat roof at the rear of the rear extension. On the roof of the rear extension, the existing kitchen air handling unit and associated ductwork would be retained and so would be the existing kitchen extract fan and associated ductwork. The three existing condensers on the roof would also be retained and two additional condenser units would be installed. In addition to the condensers, new kitchen supply and extract fans and ductwork would also be installed. The applicant has stated that it would avoid the additional cost of installing new plant equipment and condensers but this is the minimum amount to maintain the operating efficiency of the kitchen and to operate within the HSE guidelines and the environmental and acoustic requirements of the local authority.

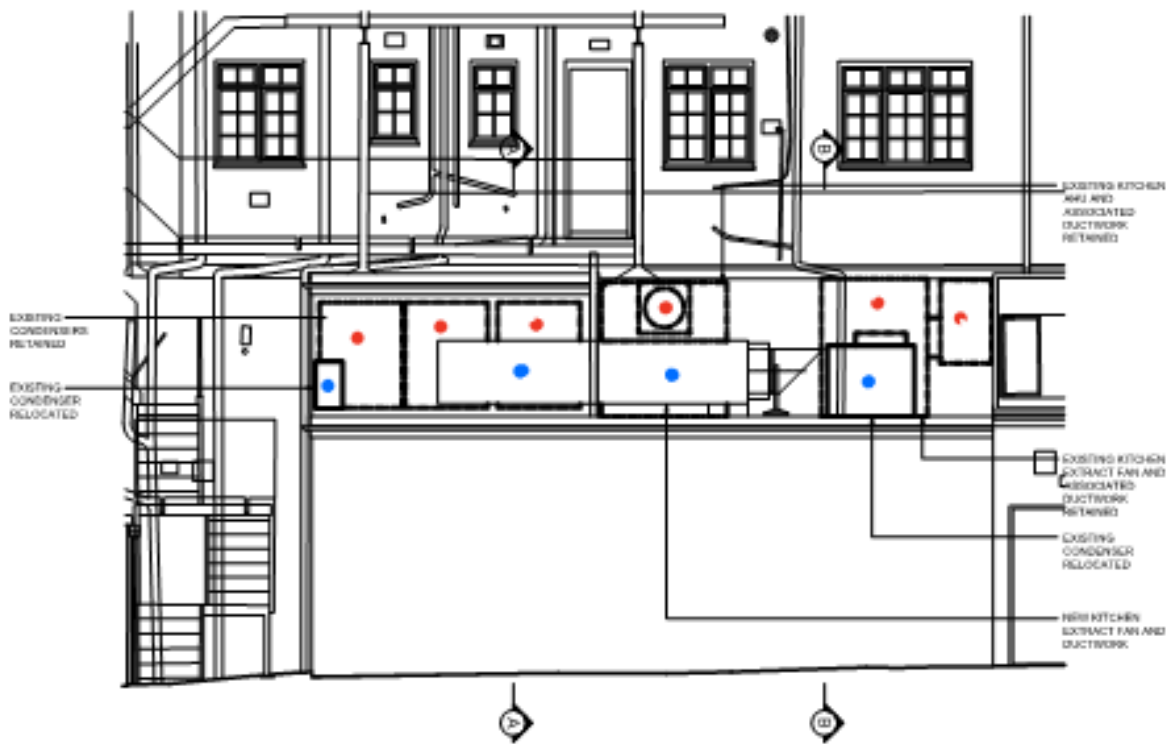


Figure 1: Proposed Rear Elevation

4.5 The plant equipment and condenser units are located predominantly on the flat roof above the rear extension. The proposal does not increase the height of the rear extension and would not be visible to the streetscene. Given that plant equipment and condensers already exist on the roof of the rear extensions of other shops on this parade, the proposal is considered to be in keeping with the character of the area and is no more visually intrusive than previously consented plant installation on the application site or adjacent properties. There are no public views of this part of the property and private views from the residential flats on upper floors of the site are limited and restricted given that the proposal is below and away from the rear windows of the flats. Overall, it is considered that the proposal may cause minor harm to the visual amenities, but due to the rear location and back of the site having a lot of plant equipment already, it is considered, on balance that the proposal is acceptable in design terms, in accordance with policy D1 of the Camden Local Plan.

## 5. Amenity

- 5.1 Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.
- 5.2 The Council's Environmental Health officer has reviewed the application and is satisfied that the proposal meets the minimum noise emissions requirements provided that the noise control measures specified in the Noise Impact Assessment report are implemented. The proposal would not have a harmful impact on the amenity of neighbouring residential properties in terms of noise and would be considered acceptable. Conditions have been included to safeguard the neighbouring occupiers from noise and to prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises.
- 5.3 Given the location and nature of the proposed works, they are not considered to cause harm to the amenity of neighbouring residents in terms of outlook, daylight, privacy or noise disturbance.

## 6. Conclusion

- 6.1 On balance, the proposed development is considered acceptable and would not result in any visual harm to the locality and undue harm to the amenities of neighbouring occupiers and the environment, in accordance with policies A1, A4 and D1 of the Camden Local Plan.

## **7. Recommendation**

7.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28<sup>th</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'.***