

***Planning and Design and Access Statement***

***Crowndale Centre, 218 Eversholt Street, London, NW1 1BD***

***Submitted By***

***Frankham Projects Ltd on behalf of the London Borough of Camden***

***Planning Portal Reference - PP-10161180***

***September 2021***

## 1. Introduction

- 1.1 This planning statement has been prepared on behalf of the London Borough of Camden (the Applicant), who are seeking full planning permission for “Installation of 3 new condenser units on the first-floor roof extension and 4 new exhaust/intake louvres” at the Crowndale Centre in Camden.
- 1.2 By way of background the proposed works are required in connection with the fitting out of a new Coroner Court on the second floor of the building in the Annex wing.
- 1.3 The new Coroner Court is being installed to help clear a backlog of court cases caused by the Covid 19 pandemic. The majority of the works are internal to the building and include the creation of various rooms including a Coroner’s office, Jury room and family room, a dedicated accessible WC, changes to the kitchen area, new internal partitions, doors and suspended ceiling and new carpeting and redecoration throughout.
- 1.4 Externally, the changes relate to the installation of 3 new condenser units on the first-floor annex roof extension (above the area currently leased by the NHS) and 4 new exhaust/intake louvres on the annex building.
- 1.5 The Crowndale Centre is a large building on Eversholt Street, close to the junction with Crowndale Road. Camden High Street runs to the east of Eversholt Street. The building currently houses various civic functions and Council offices. The surrounding area is characterised by a variety of building sizes and uses including commercial and residential uses. The annex is located at the rear of the main building. The nearest residential properties to the Site are to the north along Crowndale Road.
- 1.6 The site falls within the Camden Town Conservation Area. The nearest listed buildings are a residential terrace at No’s 31-53 Crowndale Road and the former Camden Palace Theatre on the north side of Crowndale Road, which are both Grade II Listed. The Council’s Camden Town Conservation Area Appraisal and Management Strategy notes:

*“The Crowndale Centre occupies the corner of Eversholt Street and Crowndale Road. A large Edwardian former Post Office building, it was converted to Council offices in 1987-89 by Rock Townsend architects. It has fussy Post-Modern inspired trimmings on an already busy stone and brick exterior. Its wide, curved cantilevered roof is visible in long views up the High Street”.*
- 1.7 The proposals are considered to be minor in nature and are required to support a new Coroner’s Court within the existing building. As such the proposals have not been subject to pre-application discussions with Planning Officers.
- 1.8 The following documents accompany the application:

- Planning Application Form

- Site Location Plan. Ref – 21-09-28-CC-E-S;
- Plant Noise Assessment Report 206/0457/R1 prepared by RSK Acoustics;
- Existing Elevations. Ref – 21-08-23-CC-E-E Rev 0;
- Mechanical Services Proposed Elevation Layout. Ref – 522200-5702-S4 Rev P04;
- Existing First Floor Roof Level. Ref – 21-08-23-CC-E-R Rev 0.
- Mechanical Services Proposed First Floor Roof Layout. Ref - 522200-5703-S4 Rev P01;
- Second Floor Mechanical Services Proposed Ventilation Layout. Ref - 522200-5701-D2 Rev C03;
- Planning Application fee (paid via the Planning Portal)

## 2. Proposals

- 2.1 Full planning permission is sought for the *“Installation of 3 new condenser units on the first-floor roof extension and 4 new exhaust/intake louvres”*.
- 2.2 The proposed condenser units (x3) will be located on the first floor roof extension on the annex (above the area currently leased by the NHS).



*Figure 1 - Crowndale Centre Annex First Floor Roof Extension. Area highlighted in red is where the new condenser units will be located*

- 2.3 The condenser units will be placed within an acoustic enclosure to ensure that the relevant noise criteria can be met. This is explained further in the accompanying Noise Report. The photograph below shows an example of a typical acoustic enclosure, which will be colour matched to the existing façade in an off-white colour.



*Figure 2 – Example condenser units with acoustic enclosure*

- 2.4 4 new exhaust/intake louvres will also be installed on the south east elevation of the annex building. The remaining exhaust/intake louvre will be installed on the east elevation of the annex.
- 2.5 The mechanical plant will only be operational during office hours between 07:00 and 20:00.

### **3. Planning Assessment**

- 3.1 To the extent that Development Plan policies are material to an application for planning permission the decision must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise in accordance with Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 3.2 The Development Plan comprises the London Plan and the Camden Local Plan (adopted July 2017).
- 3.3 The proposals are assessed below against the Development Plan, as well as having regard to the NPPF (July 2021). Consideration has also been given to the Council's Planning Guidance on Design and Amenity, both published in January 2021.

#### **Principle of Development**

- 3.4 The proposed changes are required to support a new Coroner Court on the second floor of the annex building. The new Coroner Court is being installed to help clear a backlog of court cases caused by the Covid 19 pandemic. The mechanical plant is required to ensure that adequate ventilation can be provided.
- 3.5 It is considered that the proposed plant is minimal and is appropriate for the use in this location.

#### **Noise**

- 3.6 An acoustic assessment has been undertaken to assess the impact of the proposed plant in noise terms. A noise survey was undertaken in August 2021.
- 3.7 The mechanical plant comprises 3 condenser units which will only be operational during office hours between 07:00 and 20:00.
- 3.8 The noise assessment has been undertaken in accordance with the relevant guidelines. It concludes that in order to achieve appropriate noise levels, acoustic mitigation is required around each condenser unit.
- 3.9 Overall, the proposed mitigation will ensure that the plant meets Camden's required noise thresholds and will not result in any noise or environmental impacts in accordance with Policy A4 (Noise and Vibration) of Camden's Local Plan which states that planning permission will only be granted for noise generating development, including any plant equipment and machinery, if it can be operated without causing harm to amenity. It also complies with the Council's Planning Guidance on Amenity.

### **Visual Amenity**

- 3.10 Care has been taken to minimise the extent of external mechanical plant as well as to minimise the number of extract/intake louvres required, whilst ensuring that the new coroner's court benefits from good ventilation.
- 3.11 The three condenser units on the first floor annex roof extension have been located to serve the new Coroner's Court within the annex building. They have been located in this location to minimise the distance to the area which they serve, but also to ensure that maintenance tasks can be carried out.
- 3.12 The associated louvres have been sized. It is not considered that the proposed plant or louvres will result in any adverse visual impact as it will largely be concealed from public view. The mechanical plant is of a high specification to ensure it is efficient and to minimise its impact on the environment.
- 3.13 The proposed mechanical plant is minimal in extent and will not be a dominant feature on the annex building. Care has been taken with the positioning of the plant to ensure that any resulting visual impact is minimal, whilst ensuring that it can be maintained. It will not be visible from the street.
- 3.14 It is not considered that there will be any harm to the conservation area, however notwithstanding this, it is important to note that the proposal is to facilitate the use of the building as a Coroner's Court to help with a backlog caused by Covid and there will be significant public benefits as a result that outweigh any harm.
- 3.15 It is considered that there will be not be any impact on the surrounding townscape including on the Conservation Area and the proposals will comply with Camden's Local Plan Policy A1 (Managing the impact of development), Policy D1 (Design) and Policy D2 (Heritage).

### **Other Considerations**

- 3.16 The proposals comply with Policy A1 (Managing the impact of development) which states that the Council will seek to protect the quality of life of occupiers and neighbours and will grant permission for development unless this causes unacceptable harm to amenity. The proposed mechanical plant has been carefully placed to ensure that it does not obscure access to daylight and sunlight, or result in any nuisance for occupants.

#### **4. Summary**

- 4.1 The proposed development is required to support the conversion of part of the Crowndale Centre into a new Coroner's Court, specifically to assist with dealing with a large backlog caused as a result of the Covid 19 pandemic.
- 4.2 The proposed plant is required to ensure that the Coroner's Court provides adequate ventilation for its users.
- 4.3 The new plant has been sensitively designed in order to minimise its impact on the site and surrounding area whilst providing adequate ventilation. There will not be any adverse impacts on neighbouring occupiers, nor on the Conservation Area.
- 4.4 Overall, the proposal will not result in any adverse environmental or visual impacts and is considered to be appropriate for the site. It is considered that there are no reasons why planning permission should not be granted.