

PLANNING STATEMENT

In support of planning application at:

Project: **153 King Henrys Road, London NW3 3RD**

Project No.: **11092**

Issue Date: **January 2022**

PLANNING APPLICATION STATEMENT FOR

Two new outdoor air condensers

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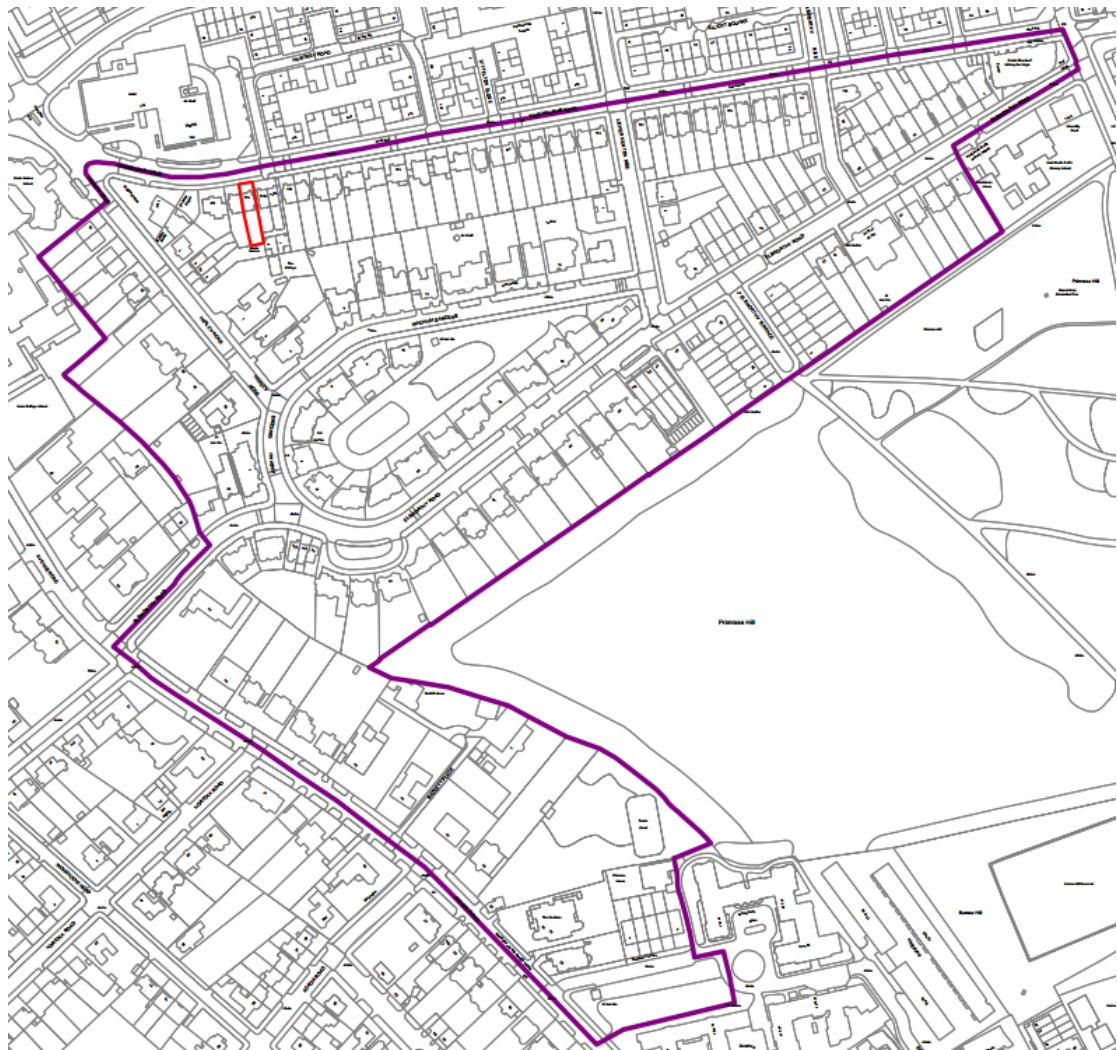
1.0 INTRODUCTION

The proposal relates to two new outdoor air condensers to serve the existing residential property.

This Statement forms one of the supporting documents relating to the Householder Application.

2.0 SITE LOCATION & CHARACTER

The property is located along the south side of King Henrys Road and is located within the Elsworthy Conservation Area; as denoted in the below conservation area map with applicant site outline in red.



The two sides of King Henrys Road have two very different and distinctive styles. On Northern side are the houses that make up Chalcot Estate. The houses on the southern side of King Henrys Road to which the applicant site is located are all 3-4 storey Edwardian town houses which are predominately square in plan and built from London stock bricks. Over time many of these have been converted into flats.

3.0 THE SITE / EXISTING PROPERTY





Image reference above; illustrating the semi-detached applicant site at 153 King Henrys Road, London NW3 3RD

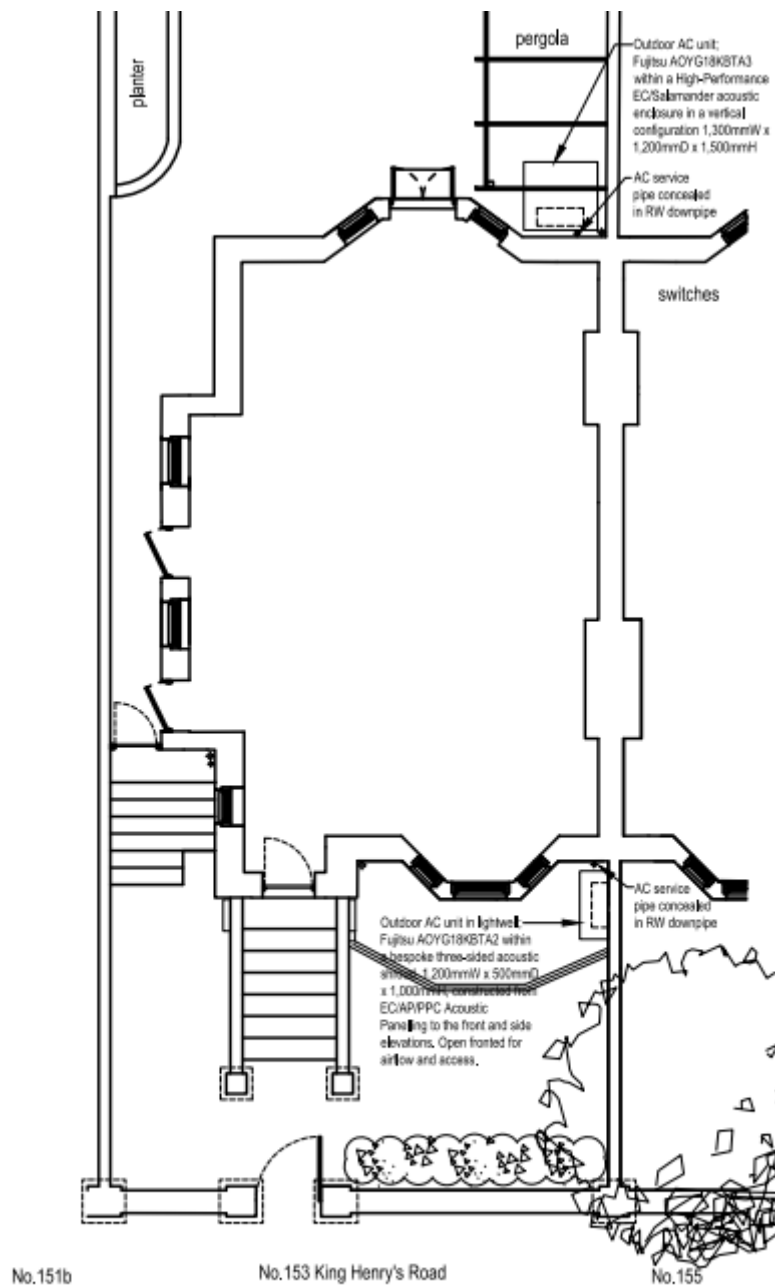
4.0 PROPERTY PLANNING HISTORY

The corresponding planning applications for the applicant site are listed below using the online Camden planning facility

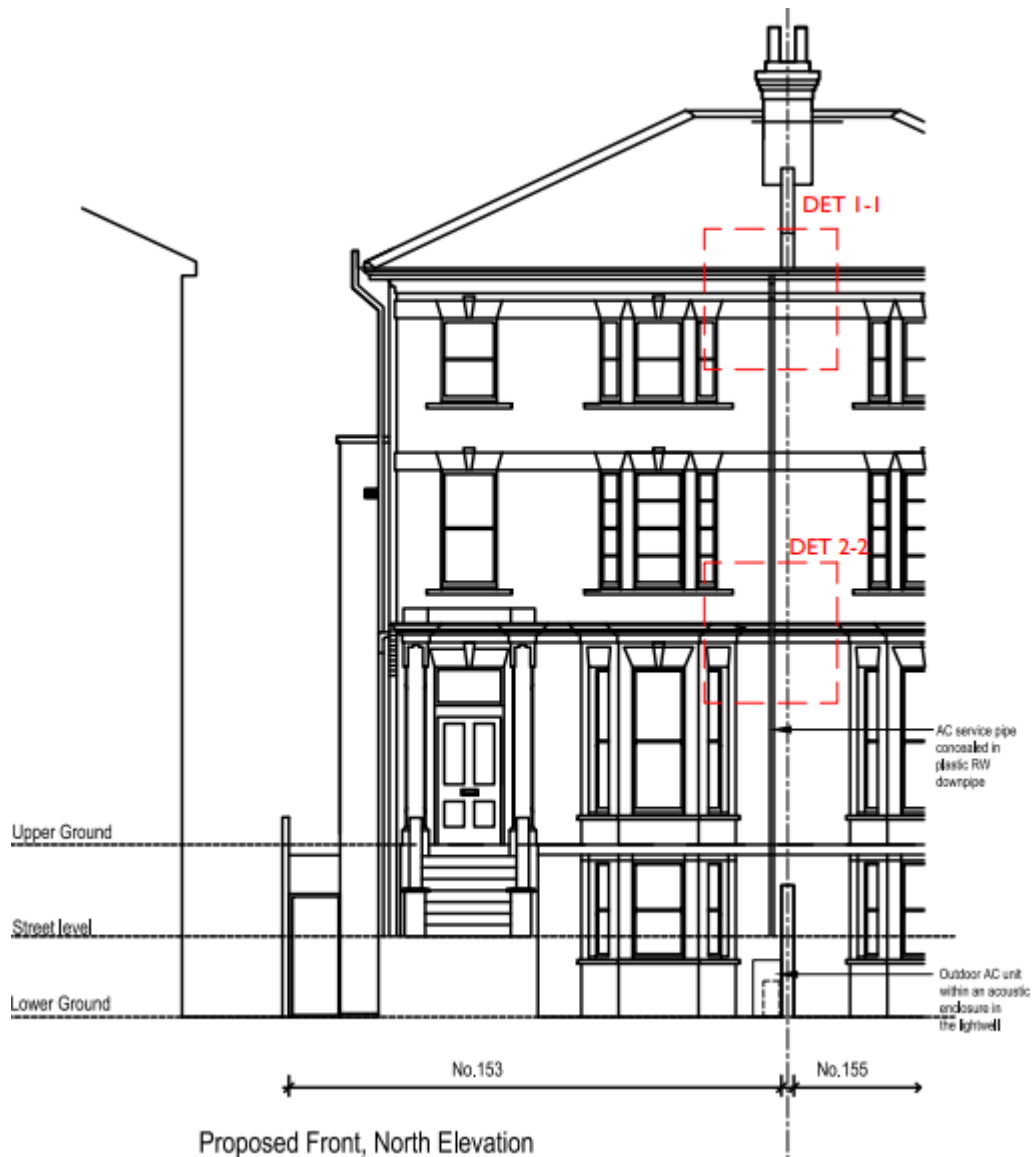
Application Number	Site Address	Development Description	Status	Date Registered	Decision
2020/5199/P	153 King Henry's Road London NW3 3RD	Two new outdoor air condensers to serve the existing residential property; one to the front and one to the rear. Proposed service pipe	FINAL DECISION	19-10- 2021	Refused
2021/4883/T	153 King Henry's Road London NW3 3RD	FRONT GARDEN: 1 x Apple (T2) - Selectively reduce by approx. 0.5m REAR GARDEN: 1 x Purple Leaf Plum (Prunis Cerasifera Nigra) (T4) - Selectively reduce by approx. 1m - 2m, thin crown by removing water shoots, remove epicormic growth and lift to statutory height. 1 x Yew Hedge (Taxus Baccata) (T5) - Trim back from garden as hard as possible retaining greenery.	FINAL DECISION	05-10- 2021	No Objection to Works to Tree(s) in CA
2017/5387/T	153 King Henry's Road LONDON NW3 3RD	(REAR GARDEN): 1 x Field Maple Acer campestre - fell to ground level by sectional takedown. 1 x Purple leaf Plum Prunus cerasifera 'Nigra' - reduce the height and the lateral spread all round by 1.5 - 2m back to the previous points of reduction, remove watershoots and deadwood.	FINAL DECISION	04-10- 2017	No Objection to Works to Tree(s) in CA
2016/4178/T	153 King Henry's Road London NW3 3RD	REAR GARDEN: 1 x Purple Leaf Plum (T1) - Reduce crown all round 25 - 30% to previous reduction points, retain crown continuity. Thin and clean out crown, remove sucker regrowth. Lift canopy all round 1-2m and balance crown. 1 x Field Maple (T2) - Reduce in height by 1-2m and round off upper crown. Prune back lateral spread all round by up to 1m. Lift canopy by 0.5- 1m. Clean out crown, remove deadwood, weak and suppressed branches and suckers. Balance crown. FRONT GARDEN OF 155 1 x Purple Leaf Plum (T5) - Reduce crown all round 25 -30% to previous reduction points, retain crown continuity. Thin and clean out crown, remove sucker regrowth. Lift canopy all round 1-2m and balance crown.	FINAL DECISION	28-09- 2016	No Objection to Works to Tree(s) in CA
2011/5117/T	153 King Henry's Road London NW3 3RD	REAR GARDEN: 1 x Corylus - Reduce and re-shape the crown by 30%. Clean out crown. Remove deadwood. 1 x Silver Birch - Fell to ground level.	FINAL DECISION	11-10-2011	No Objection to Works to Tree(s) in CA
2004/2995/P	153 King Henry's Road London NW3 3RD	Change of use from 4 x self-contained flats to a single family dwelling house.	FINAL DECISION	16-07- 2004	Granted

5.0 THE PROPOSAL

The proposal relates to two new outdoor air condensers being located to serve the existing residential property. One unit proposed to the front of the property and one to the rear garden. The front condenser unit will be located to within the front lightwell and would not be visible to the public view. It is intended to obscure or hide the condenser service pipe/s by discreetly containing these to within proposed plastic rain water down pipes to the front and rear of the property.

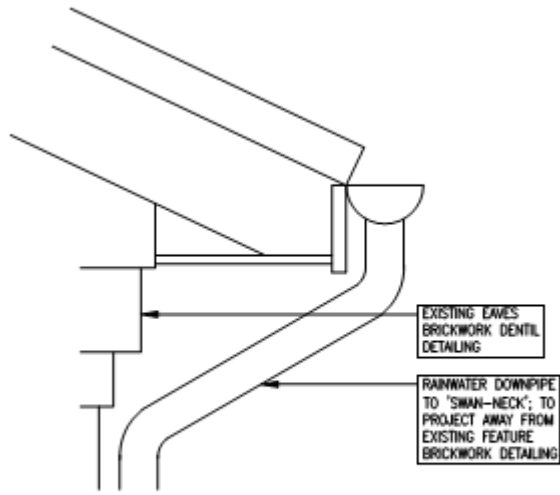


Proposed Plan

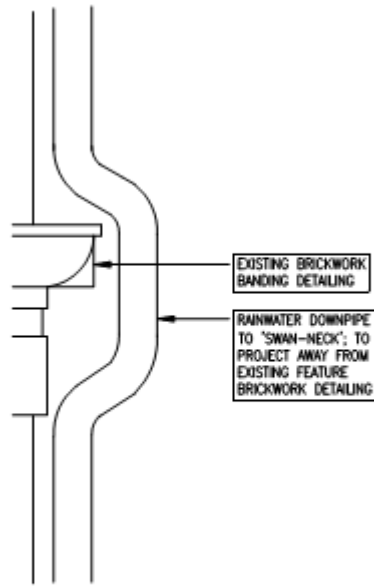


This application is a resubmission further to previous application reference 2020/5199/P; where the submitted Cooling Hierarchy and Thermal Model Report by Melin Consultants has been revised to address the planning officers comments attached to the previous application.

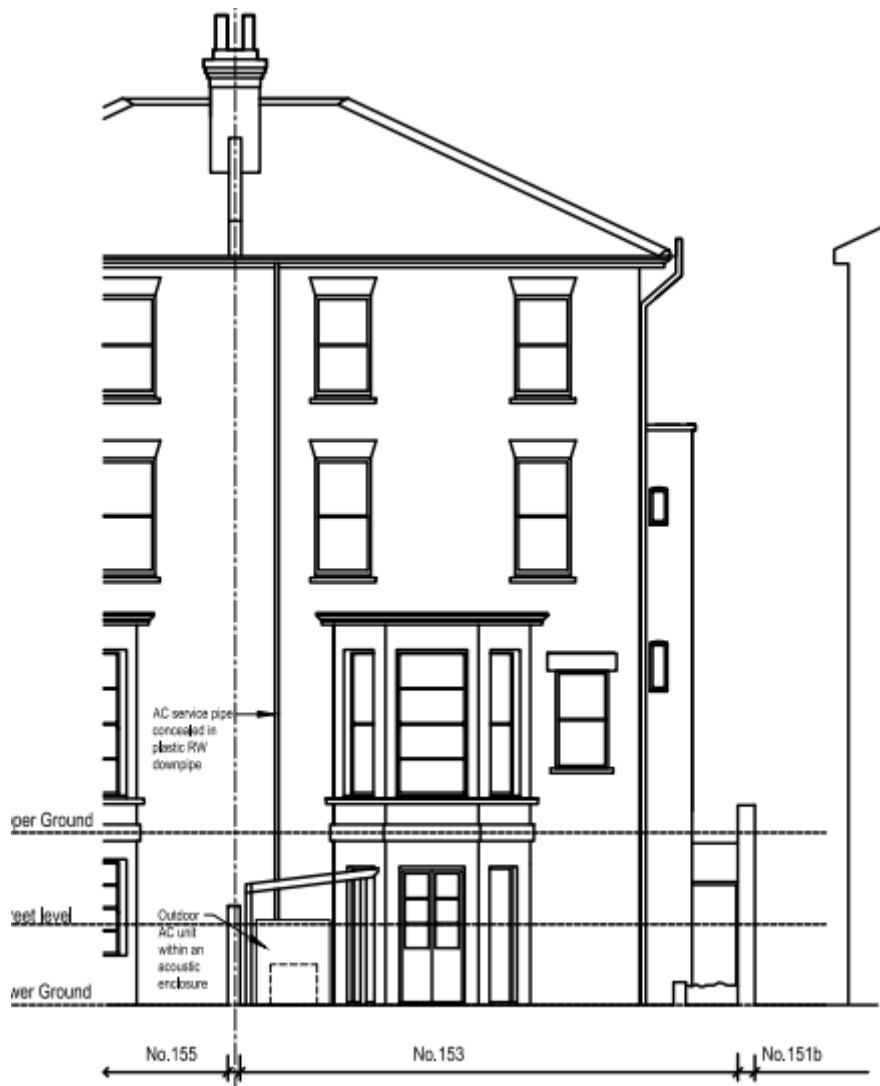
It is further intended for the proposed rainwater pipes to deviate away from the brickwork feature detailing found on the front elevation at eaves level and at mid height on the front elevation as per the existing feature brickwork banding.



DET 1-1
RW downpipe junction
at eaves feature brickwork



DET 2-2
RW downpipe junction at
feature brickwork banding



Proposed Rear, South Elevation

6.0 SUMMARY

The proposal for two new outdoor air condensers to serve the existing residential property will be located so as not to be visible to the public view. The air condenser service pipe/s will be concealed within plastic rainwater pipes to maintain the upkeep and appearance of the elevations.