

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	06/08/2021
	N/A		Consultation Expiry Date:	05/09/2021
Officer		Application Number(s)		
Nathaniel Young		2021/2861/P		
Application Address		Drawing Numbers		
Spectrum House 32-34 Gordon House Road London NW5 1LP		Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of new plant units; relocation and retention of existing plant units; erection of plant screen.				
Recommendation(s):	Grant Conditional Planning Permission			
Application Type:	Full Planning Application			
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	9	No. of objections	9
Summary of consultation responses:	<p>Press notice: 12/08/2021 – 05/09/2021 Site notice: 06/08/2021 – 30/08/2021</p> <p>Nine objections were received from occupants of 1, 3, 7, 9, 11, 19, 20 & 22 Glenhurst Avenue, & 40 Gordon House Road raising the following concerns:</p> <ol style="list-style-type: none"> 1. Noise and air pollution (caused by plant equipment) 2. Loss of outlook 3. Harm to conservation area 4. Air conditioning is harmful to environment <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. See section 4.0 (Residential Amenity). 2. See section 4.0 (Residential Amenity). 3. See section 3.0 (Design and Conservation). 4. See section 5.0 (Energy and Sustainability). 			

Site Description

Spectrum House is a multi-let business centre comprising 32 units. The building comprises a three-storey frontage and west wing with a newer, two storey U shaped extension to the back. There is both an internal courtyard and a mews that runs the length of the building to the west.

The property is located within the Dartmouth Park Conservation Area and Neighbourhood Plan area.

Relevant History

2020/5513/P: Retention of 13x A/C condenser units at 6 locations at Spectrum House. **Approved 08/04/21.**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2021

CPG Design

CPG Amenity

CPG Energy efficiency and adaptation

Dartmouth Park Neighbourhood Plan 2020

DC1 Enhancing sense of place

DC2 Heritage assets

DC3 Requirement for good design

ES4 Energy efficiency

Dartmouth Park Conservation Area Statement 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- New external plant to service commercial spaces currently without any mechanical heating and cooling.
- The moving of some existing external plant units around the site to more appropriate locations.
- Retrospectively applying for permission for existing external plant units staying in their current location.

1.2 Revisions:

- Relocation of two further condenser units currently located on the roof of the tunnel leading into the mews (Location A – see associated photos & drawings), in order to reduce visual impact.

1.3 Reason for the proposals:

Commercial floorspace that does not have basic amenities which include the ability to regulate temperature is unlikely to be let (particularly post-pandemic). These proposals will ensure that each commercial unit at Spectrum House is serviced and therefore each tenant is able to regulate the temperature of each commercial space.

2.0 Assessment

2.1 The material considerations for this application are as follows:

- Design and conservation
- Residential amenity
- Energy and sustainability

3.0 Design and conservation

3.1 Local Plan policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Local plan policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2 The accompanying Design and Access Statement (DAS) addresses the visual impact of the proposed units and screen from all relevant vantage points. This assessment is made at street level which is the principal view that should be protected in order to ensure that the streetscene, and character and appearance of the Dartmouth Road conservation area, is preserved. The photographic assessment set out in the DAS considers the visual impact from:

- Gordon House Road
- Grove View, Grove End and Grove Terrace
- Highgate Road
- Glenhurst Avenue
- Lissenden Gardens
- Haddo Estate

3.3 In all cases the proposals are demonstrably not visible, or partially obscured. From no public vantage point does the proposal result in any unacceptable visual impact, cause harm to the streetscene or the character and appearance of the conservation area.

3.4 In light of the above, the works would preserve the character and appearance of the host building and the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

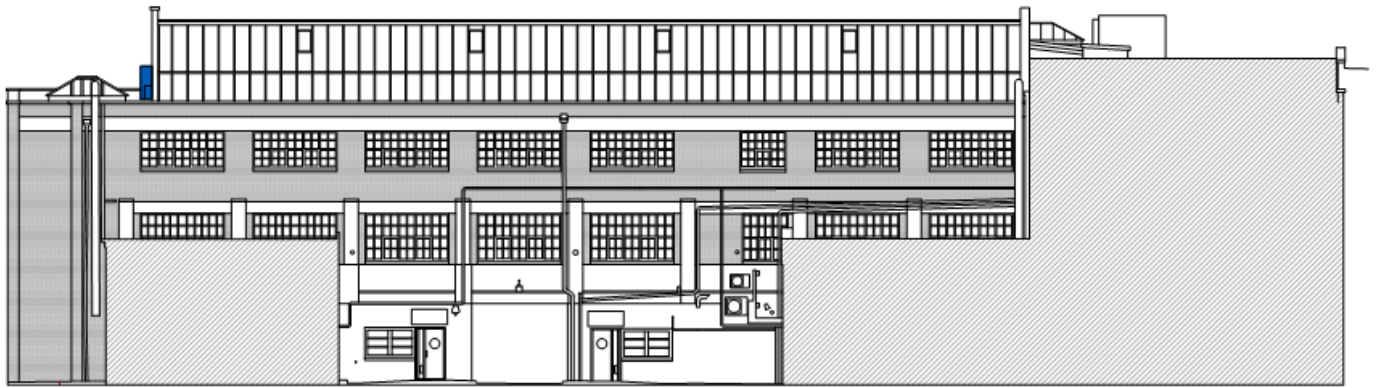
4.0 Residential amenity

4.1 Local plan policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

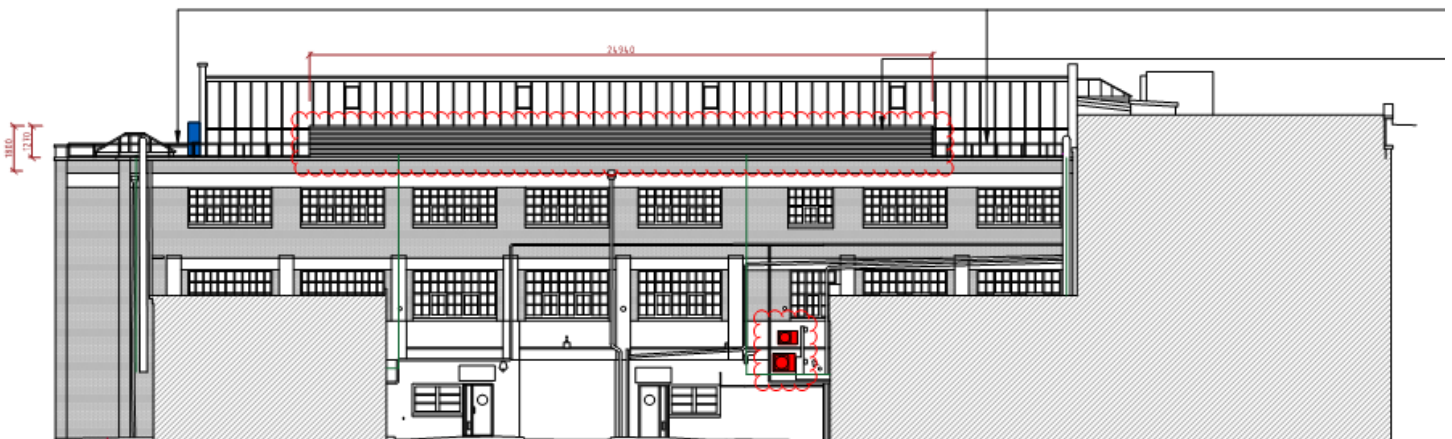
Light and outlook

4.2 No significant harm caused. No significant changes in bulk or mass is proposed to the property. Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden. How pleasant an outlook is depends on what is being viewed. In this case nearby residential properties currently look out over Spectrum House which is inherently commercial in nature, which

accommodates a number of existing authorized plant units. The new plant units will not materially alter the outlook over Spectrum House. The majority of the units at roof level will be screened by a newly erected steel plant screen, which is no higher than the existing roof ridge (location A – see presentation pack or DAS) or by an existing 500mm high parapet wall (location B – see presentation pack or DAS). Elevation 7 (below) demonstrates the main changes in outlook from the rear windows of Glenhurst Avenue (which has drawn the bulk of the objections). The changes have been highlighted in red. It should be noted that the new plant area (location A) would be approximately 45+ metres from the rear windows of Glenhurst Avenue. The other roof level plant area (location B) already exists and is lawful.



Existing Elevation 7



Proposed Elevation 7

Privacy

4.3 No new views into neighbouring habitable windows are afforded as a result of the proposal. No new windows or terraces are proposed.

Noise and disturbance

4.4 There would be no increase in noise and disturbance beyond existing background levels. The Council's environmental health officer has reviewed the submitted acoustic assessment and considers it to be acceptable. Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and BS 4142:2014.

4.5 The plant noise levels have been adequately predicted at the at the identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building.

4.6 The calculations show that the noise emission levels of the proposed plant strategy meet the Local Authority criteria during the operating period with specified mitigation and should not have an adverse impact on the nearest sensitive receivers.

4.7 Conditions are attached limiting external noise levels emitted from plant equipment to a level lower than the existing background noise levels and also requiring the plant units to be mounted with anti-vibration isolators.

Air pollution

4.8 The proposed plant will not result in any unacceptable or dangerous amount of air pollution. The proposed plant will serve air source heat pumps and not emit output that will result in the exposure of occupants to air pollution.

5.0 Energy and sustainability

5.1 Policy CC1 'Climate change mitigation' states that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

5.2 The introduction of ASHPs will result in considerable improvement in energy efficiency. The proposals will fully comply with the relevant part of Policy CC1 (the subsequent criteria deals with decentralised networks). Policy CC1 is supplemented by Camden Planning Guidance Energy efficiency and adaption. Section 3.14 states that it is the intention of the Local Plan 2017 to discourage active cooling (air conditioning). Air conditioning is not proposed, the proposals meet this policy objective through the use of ASHPs.

5.3 The proposed method of heating and cooling the building as described in the previous paragraphs and in the Hilson Moran report (see associated documents) is through the use of ASHPs which is an inherently sustainable method of heating and cooling, allowing the use of natural ventilation. The proposed use of ASHPs will replace the far less sustainable gas boiler system.

5.4 The proper heating and cooling of the units, as is expected by any office occupier, will enable the continued use of the building extending its lifecycle and reducing its obsolescence.

5.5 The proposed servicing strategy complies fully with the policy objectives of the London Plan's Energy Hierarchy which considers ASHPs as a low/zero carbon technology for the supply of space heating, cooling and hot water within the building. This will contribute to the reduction of regulated CO2 emissions as part of the Be Green stage of the Energy Hierarchy.

6.0 Recommendation

6.1 Grant conditional planning permission.

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 8th August 2022, 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 and search for 'Members Briefing'