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Dear Sir/Madam

SUBMISSION FOR HOUSEHOLDER PLANNING PERMISSION FOR CONDENSER ENCLOSURE

SITE: 16 AVENUE ROAD, LONDON, NW8 6BP

We have been instructed by our Client, to submit a Householder Planning Application for the erection of a plant enclosure at 16 Avenue Road, London, NW8 6BP. The description of development is as follows:

“Demolition of existing shed structure and erection of replacement condenser enclosure”

This application comprises of the following documents to be read in conjunction with this supporting Planning Covering Letter:

- **Existing and Proposed Drawings**, prepared by SHH;
- **Acoustic Report**, prepared by Anderson Acoustics; and
- **Design and Access Statement**, prepared by SHH;

The statutory planning fee for the application will be paid under a separate cover.

The Site and Background

The Site is located at the rear of the main property at 16 Avenue Road, in the NE corner of the site along the boundary wall (see figure 1 below). It is currently a shed with a tiled sloping roof. The shed is accessible both through the property and via a narrow side passageway that allows external access between the property's front and rear gardens.



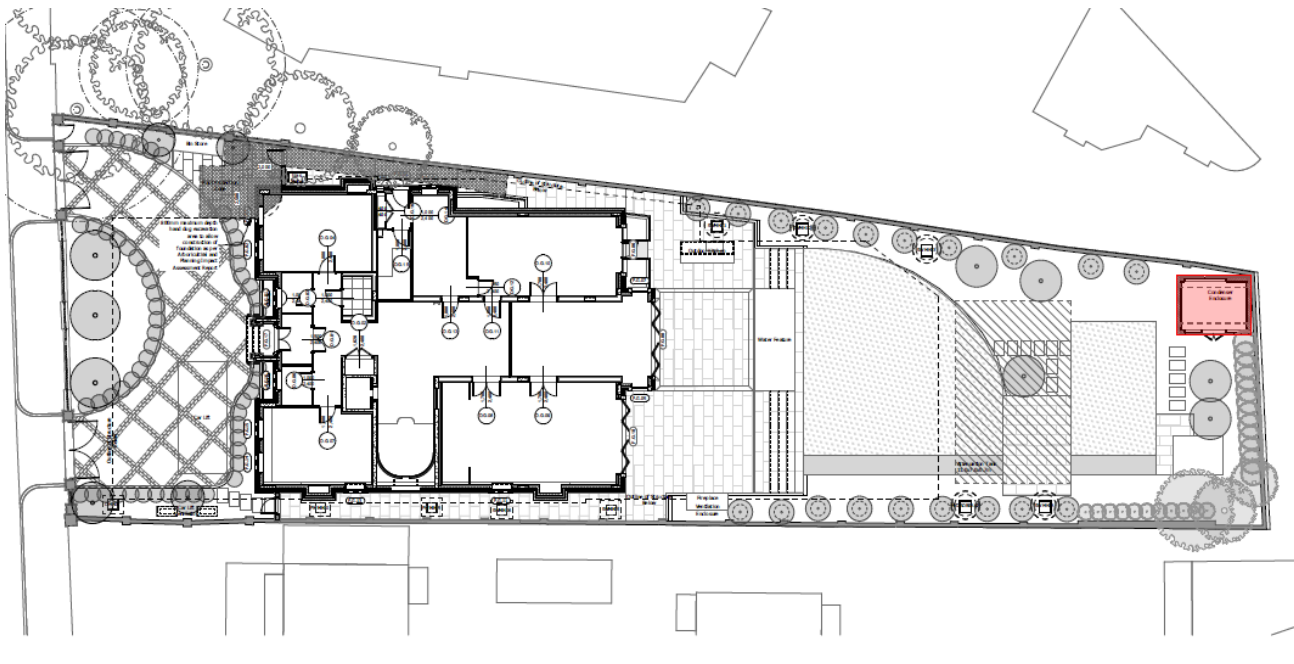


Figure 1: Site Plan

The surrounding area is residential in nature and made up predominantly of large, standalone single dwelling houses similar to the existing property at 16 Avenue Road. The adjacent boundary wall to the shed backs onto the gardens of neighbouring properties.

The immediate surrounding neighbouring sites do vary from the rest of the surrounding area, with there being a large flatted building and a small terrace of houses as opposed to the single dwellinghouses that predominate locally. The property is also flanked by a large flatted block to the rear.

There are no listed buildings within the vicinity of the site and it does not lie within a conservation area. The St John's Wood Conservation Area lies immediately opposite the street which is designated by the neighbouring authority, Westminster. Nonetheless, there is little substantive reference to Avenue Road within Westminster's adopted Conservation Area Audit other than the presence of large, detached houses on the street.

The site has no planning designations according to the Council's Policies Map.

Planning History and Pre-Application Discussions

Planning History

A review of the Council's online planning history records highlighted a number of previous applications for the main property on the site, these are outlined below:

Reference	Description	Decision and Date
2021/2384/P	Variation of condition 3 (approved drawings) of planning permission ref: 2016/5375/P dated 05/06/2017 (for the 'Erection	Granted May 2022

	of a 2 storey (plus basement and loft), 7 bed dwellinghouse and associated re-landscaping following the demolition of existing house'), namely to alter fenestration (including dormer windows) and sub-basement floor slab; to add ventilation duct and reposition car lift and driveway and lightwell.	
2016/5375/P	Erection of a 2 storey (plus basement and loft), 7 dwellinghouse (C3) and associated re-landscaping following the demolition of existing house.	Granted June 2017
2020/0830/P	Confirmation of the lawful implementation of planning permission 2016/5375/P dated 05/06/2017 (Erection of a 2 storey (plus basement and loft), 7 dwellinghouse (C3) and associated re-landscaping following the demolition of existing house).	Granted June 2020
P9601675R1	Retention of air-conditioning unit and chamber in the rear garden. As shown on drawing nos. 95/60/01, 29B, and 32B.	Granted
9500957	Erection of a single storey extension at the rear ground floor erection of railings and gates at the front boundary wall and other external alterations in connection with the use of the property as one single family house as shown on drawing nos. 390-1-7 inc. 95/60/15A 29 30 31 32 33 revised on 13.10.95 11.11.95 and letter dated 12.12.95.	Granted
J8/12/1/3366	Erection of enclosures on both sides of the frontage of 16, Avenue Road, N.W.8, comprising wrought iron gates and brick walls exceeding seven feet in height.	Granted

In application 2016/5375/P the location plan includes the rear shed in the location plan (see figure 2 below). The demolition of the principle building on this site was permitted.



Figure 2: Site plan for 2016/5375/P

Pre-Application Discussions

Pre-application discussions for the whole site (ref: 2016/5375/P) with a formal written response issued on 12 September 2016. The key notes from this response was:

- *‘There is no objection in principle to the demolition of the existing dwellinghouse in design terms’;*
- *‘The overall massing of the proposed dwelling will not have any substantial impact upon outlook from neighbouring properties’;*

None of the Officer’s comments for concern in this application referred to demolition or factors relevant to the rear enclosure.

Proposals

This proposal seeks to demolish the existing shed with a tiled sloping roof and replace it a similar sized brick enclosure.

The proposed enclosure will be constructed out of bricks to match the adjacent boundary wall and the pitched roof is partly tiled and partly open to air.

The proposal is slightly, but not much larger in size compared to the existing structure, with this revised size being required to accommodate the revised specification of condensers. The existing enclosure is 10.23m², whereas the proposed one is 11.31m², an increase of just over one square meter. Nonetheless, the height of the proposed enclosure is less than that of the existing, balancing out the change.

The structure will be used to house external condensers.

In principle, access remains unaltered from the previously consented scheme. Therefore, there is no impact on transport or parking as a result of above revised proposals.

An acoustic report is submitted alongside this application, highlighting the minimal impact of the proposals and its compliance with Planning Condition 10 is outlined in section 5.

Planning Policy Framework

The 2004 Planning & Compulsory Purchase Act required that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise.

In this case the development plan comprises:

- Camden Local Plan (July 2017); and
- London Plan (March 2021).

Other documents of relevance to the application are:

- National Planning Policy Framework (2021);
- National Planning Practice Guidance (2021); and
- Various Camden Planning Guidance documents which offer more detailed advice with regard to specific aspects of development in the Borough.

Planning Considerations

Consideration and assessment of the proposed development with regard to local and national planning policies and guidance is set out under the following headings:

1. Design and Heritage

- i. Principle of Demolition
- ii. Principle of a Replacement Structure
- iii. Impact upon the Adjacent Conservation Area

2. Residential Amenity

- i. Acoustic Report and Impact of Noise

Further information on a number of these matters is provided within the various supporting documents that are also submitted as part of this application. Due reference is given to relevant supporting documents and these should be considered for a more detailed assessment of relevant matters.

1. Design and Heritage

Neither the rear shed or the existing principle building on the site are considered to have specific architectural merit. The house on the site was considered to have some traditional design features but limited quality overall, most particularly internally.

Principle of Demolition

Demolition of the principle building on site was allowed (ref: 2016/5375/P) with this rear structure still included in the site boundary (see figure 2). Two points can be drawn from this.

Firstly, the demolition of the rear shed will have minimal impact on the surrounding area, as demolition of the main house was allowed. Secondly, the demolition boundary included the rear shed, therefore the matters that were approved for the main house should be approved for the demolition of the rear shed, especially as it is significantly subservient to the main dwelling, and so will have significantly less impact.

Given the above, it is considered that the principle of demolition of the rear shed is acceptable and that there would be no harm to the character of the immediate local area if this building was to be replaced.

Principle of a Replacement Structure

As neither the existing or replacement structure are classed as dwellings and will not be habited by the residents of the site, there will be no loss of residential accommodation. Rather the replacement structure will be used to house external condensers.

The replacement structure will also be of a similar size to the existing and be constructed of brick matching that of the surrounding boundary wall.

The replacement unit is more enhanced in terms of function and will contribute to the overall quality of the site.

Impact upon the Adjacent Conservation Area

Given that the demolition and new dwelling construction on the site was deemed to have no significant impact on the adjacent Conservation Area, this proposal should be taken in a similar regard, given its subservience to the previous demolition on the site (ref: 2016/5375/P).

The site is only adjacent to this Conservation area and is not subject to any other heritage designation, therefore a review of the relevant 'historic environment record' is an appropriate assessment of the significance of the heritage asset.

In this case, the appropriate historic record is the St John's Wood Conservation Areas Audit (June 2008). However, as already noted, there is little substantive reference to Avenue Road within this Audit other than confirming the presence of large, detached houses on the street. The subservient enclosure at the rear of the property is even further away from the conservation area than the main house, and so there will be considerably less impact than application (ref: 2016/5375/P) for the demolition of the main house.

In light of the above it is evident that the proposals will not have any impact or harm on the special character of the adjacent St John's Wood Conservation Areas.

2. Residential Amenity

Acoustic Report and Impact of Noise

The acoustic design standards for this site are:

- Local Authority Planning Requirements – Planning Condition 10:
 - o *“Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 5 dBA, by 10 dBA where the source is tonal, as assessed according to BS 4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post-installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained”.*
- British Standard 4142:2014 – Methods for rating and assessing industrial and commercial sound:
 - o Used for assessing the noise impact of industrial and commercial noise (such as fixed plant systems) on noise sensitive receptors and provides guidance as to the likely community response.

Observations made during the noise survey indicated that the noise climate around the site was dominated by continuous road traffic noise from Avenue Road. At the time, construction noise from neighbouring properties was also noticeable at times.

The three Mitsubishi condensers proposed will be ran both during the daytime and night-time. A reduced duty (low-noise mode) will be used at night with the sound levels from the condensers presented in the Acoustic report.

The three condensers will be stored within the proposed enclosure, which will be internally lined with Class A sound absorbent material such as Rockwool RW slab5, 75 mm (100 Kg/m³), reducing the noise impact.

The acoustic report outlines that the highest predicted levels at the nearest NSRs windows are 32-33 dB LAeq. This comfortably meets the limit for daytime operation but would exceed the target limit during night-time operation by up to 1 dB. However, the low noise mode to be used during the night-time will ensure that the noise level drops by more than 1 dB, making it suitable for night-time operation too.

Subsequently, the noise limits set by Planning Condition 10 are expected to be achieved.

Conclusion

This development proposes to demolish the existing rear shed at 16 Avenue Road, NW8 6BP and construct a replacement condenser enclosure. The proposed replacement is of a similar size and will adopt external bricks that match that of the surrounding walls.

Given the approval of the previous application on this site (ref: 2016/5375/P) where the main structure on the site was demolished and replaced, this application should be taken in a similar regard but it is important to note that it is not a residential structure and is significantly subservient to the main house, and therefore will have significantly less impact on the rest of the site and the surrounding area.

The supporting Acoustic report attached outlines that no significant harm will be caused by storing the condensers in the enclosure and further noise limiting measures have been taken to ensure this.

The development will therefore sit comfortably within its context and provide an enhanced structure, subservient to the main house. It is a respectful and sympathetic enclosure that responds positively to its immediate setting and surrounding area. Therefore, it is respectfully requested that planning permission is given without delay.

Yours sincerely,

A handwritten signature in cursive script that reads "Savills UK".

Aman Parekh
Savills Planning