

Delegated Report		Analysis sheet		Expiry Date:		08/06/2021	
		N/A		Consultation Expiry Date:		16/05/2021	
Officer				Application Number(s)			
Nora-Andreea Constantinescu				2021/0834/P			
Application Address				Drawing Numbers			
22 Priory Terrace London NW6 4DH				See draft decision notice			
PO 3/4	Area Team Signature		C&UD	Authorised Officer Signature			
Proposal(s)							
New air-conditioning unit in rear garden with associated acoustic enclosure.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:							
Summary of consultation responses:		Site notices were posted on 16/04/2021 and expired on 10/05/2021. Press notices were issued on 22/04/2021 and expired on 16/05/2021. No objections were received from neighbouring occupiers.					
CAAC/Local Groups		No responses received from local groups.					

Site Description

The application site comprises a four-storey mid terrace property located on the western side of Priory Terrace. The site sits within a group of ten terraced properties with butterfly roofs and two storey front bay windows. The wider street is characterised by groups of semi-detached and terraced buildings.

The application site is not listed, but sits within the Priory Road Conservation Area. The site is also within the Kilburn Neighbourhood Plan Area.

Relevant History

Planning records at the application site:

No relevant records at the application site.

Planning records in the vicinity of the site:

153 King Henry's Road:

2022/0216/P - Installation of 2 new outdoor air condenser units within acoustic enclosures, one to the front and one to the rear – **Refused 18/05/2022**

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

Policy A1 – Managing the impact of development

Policy A4 – Noise and vibration

Policy D1 – Design

Policy D2 – Heritage

Policy CC1 – Climate change mitigation

Policy CC2 – Adapting to climate change

Camden Supplementary Planning Guidance

CPG – Design

CPG – Home Improvements

CPG - Amenity

CPG – Energy efficiency and adaptation

Priory Road Conservation Area Appraisal 2000

Assessment

1. Proposal

1.1 The application seeks consent for the installation of an external VRF air-conditioning condenser to the rear garden with an acoustic enclosure.

1.2 The A/C condenser would sit on a concrete base within a new powder coated acoustic enclosure measuring 1700mm x 1000mm x 1300mm.

2. Assessment

2.1 The material considerations for this application are as follows:

- Design and heritage
- Amenity
- Energy and Sustainability

3. Design and heritage

- 3.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of 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; 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 proposed air conditioning unit is discreetly located at ground level in the rear garden and sits within an acoustic enclosure made of metal panels and louvers. The plant would be located out of view from the street. A new timber panel is proposed within the rear garden of the application site, of 1.9m in height, opposite the boundary fence with 24 Priory Terrace. As such, the overall visual impact of the unit from the adjacent neighbours is limited. The A/C service pipes are also concealed within the proposed enclosure so would not be visible.
- 3.3 As such, the proposed installation of the A/C unit would not have an adverse impact on the character and appearance of the host building, or conservation area, and is considered acceptable in terms of design and heritage.
- 3.4 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. Amenity

- 4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. Policy A4 concerns noise and vibration and states that the Council will seek to ensure that noise and vibration is controlled and managed. This is supported by the CPG Amenity.
- 4.2 An acoustic report has been submitted in support of the application. The Council's Environmental Health team have assessed the report, and confirmed that it demonstrates that the noise levels generated by the plant would be 10 decibels lower than the typical measured background value over the operational period of the plant in accordance with Policy A4. The proposed A/C unit is acceptable subject to the installation of the acoustic enclosure as specified in the acoustic report and as proposed as part of the current application. As such, the noise assessment is in accordance with BS8233:2014 - Guidance on Sound Insulation and Noise Reduction for Buildings and BS4142:2014 Methods for rating and assessing industrial and commercial sound and Camden Council's Local Plan, and BS 4142:2014.
- 4.3 If the proposals were to be approved, a compliance condition specifying the plant unit noise level limits and requiring the installation with anti-vibration isolators and fan motors would be secured.

5. Energy and sustainability

- 5.1 Because the application is for active cooling, as per policy CC2 and the Council's Energy Efficiency and Adaption CPG, schemes are required to demonstrate that other energy efficiency measures have been considered and modelled before resorting to active cooling. In accordance with Policy CC2 of the Local Plan, the Council discourages active cooling. Using active cooling systems increases energy consumption and carbon emissions contrary to the aims and objectives of policy CC1. As a result, air-conditioning units are only permitted where thermal modelling demonstrates that there is a clear need for it after all preferred measures are incorporated in line with the London Plan cooling hierarchy. In addition, passive measures should be considered first. If active cooling is unavoidable, applicants need to identify the cooling requirement and provide details of the efficiency of the system.
- 5.2 There has been no overheating analysis submitted demonstrating that the property is at risk of overheating, nor consideration of any other energy efficiency measures that could be taken to reduce overheating. As such, the proposal fails to demonstrate both the need for active cooling and the consideration of other measures in relation to the cooling hierarchy. In terms of energy and sustainability the proposal would therefore be contrary to policies CC1 and CC2.

6. Conclusion

- 6.1 It is considered that, on the basis of all the issues as raised above, the application fails to comply with policies CC1 and CC2 and advice in the Energy Efficiency and Adaption CPG, and thus the application is recommended for refusal.

7. Recommendations

- 7.1 Refuse planning permission
- 7.2 Reason for refusal:

The proposal has failed to justify the need for active cooling by reducing and mitigating the impact of dwelling overheating through the application of the cooling hierarchy, thereby failing to minimise carbon dioxide emissions, contrary to policies CC1 (Climate change mitigation) and CC2 (Climate change adaptation measures) of the Camden Local Plan 2017.