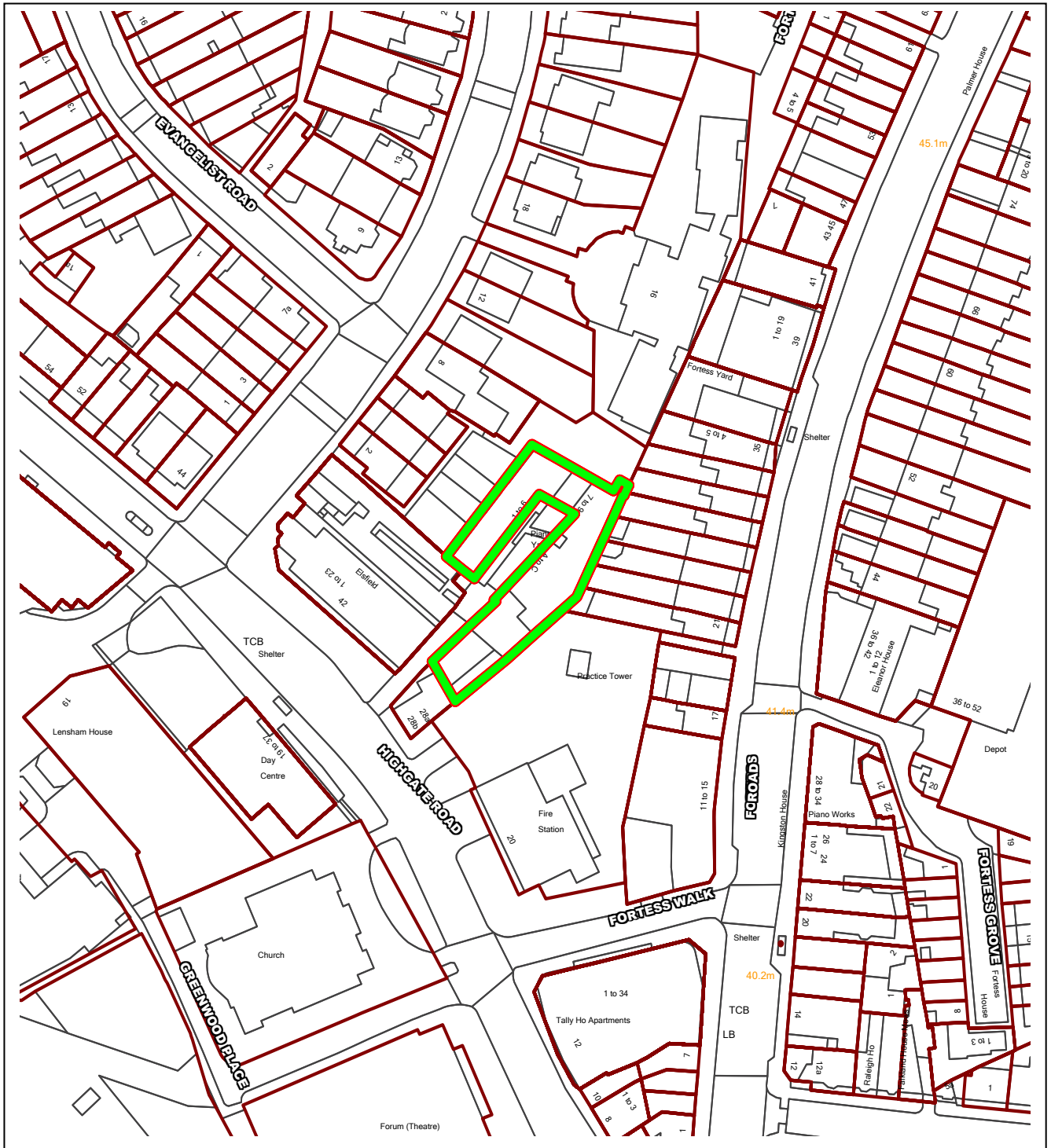


2024/1923/P – Offices and Premises at Units B and C,
Piano Yard, 30A Highgate Road



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2024/1923/P – Photos and drawings



Figure 1 Aerial view of the site (source: Google satellite image)

Designated plant area for the proposed 3 A/C units

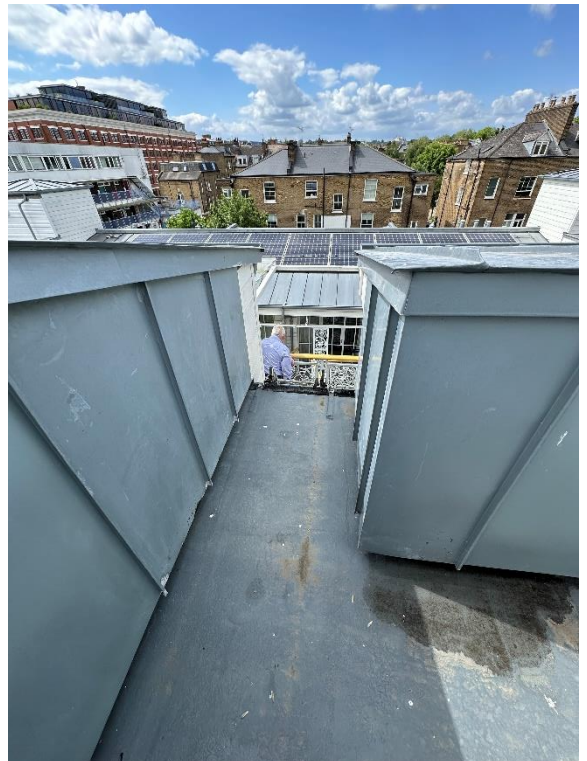
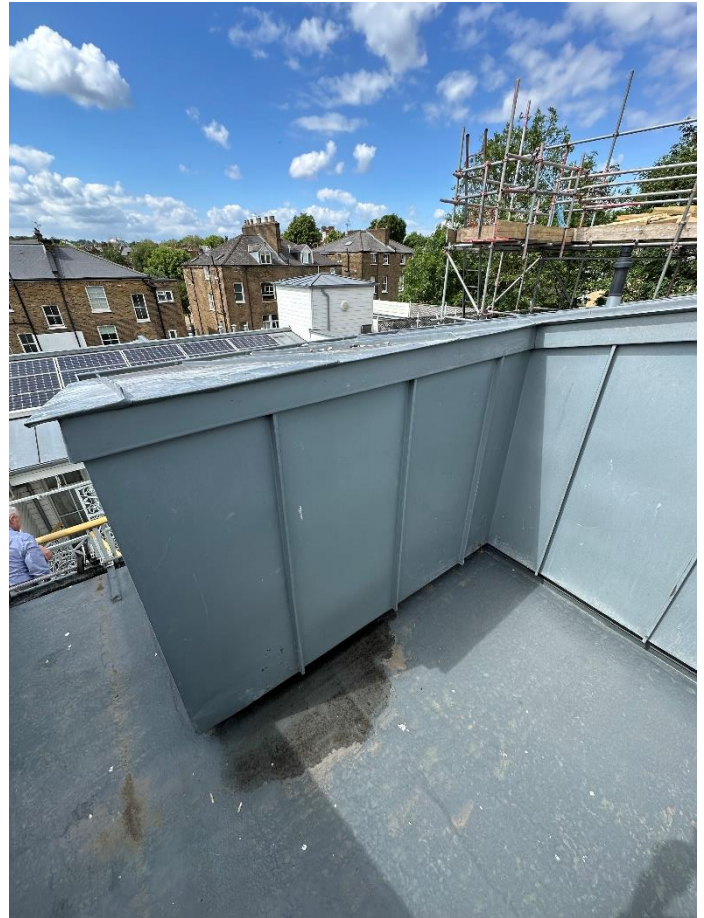


Figure 2 - 5 Photos of the designated plant area (source: photos taken during site visit)

View towards the roof & designated plant area from the opposite 2-storey building



Figure 6-7 View towards the roof & designated plant area from the opposite 2-storey building (source: photos taken during site visit)

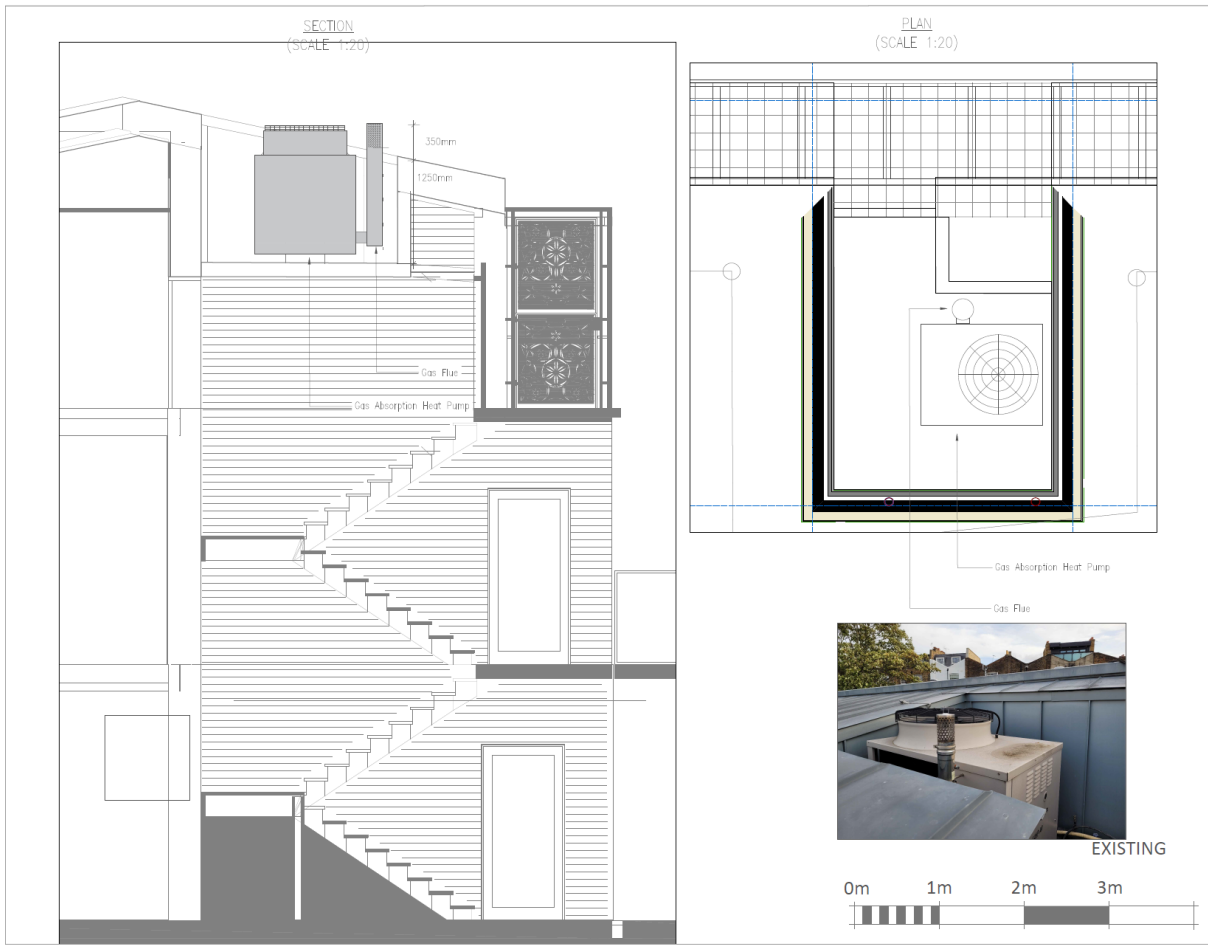


Figure 8 Existing section and layout plan (source: existing drawing)

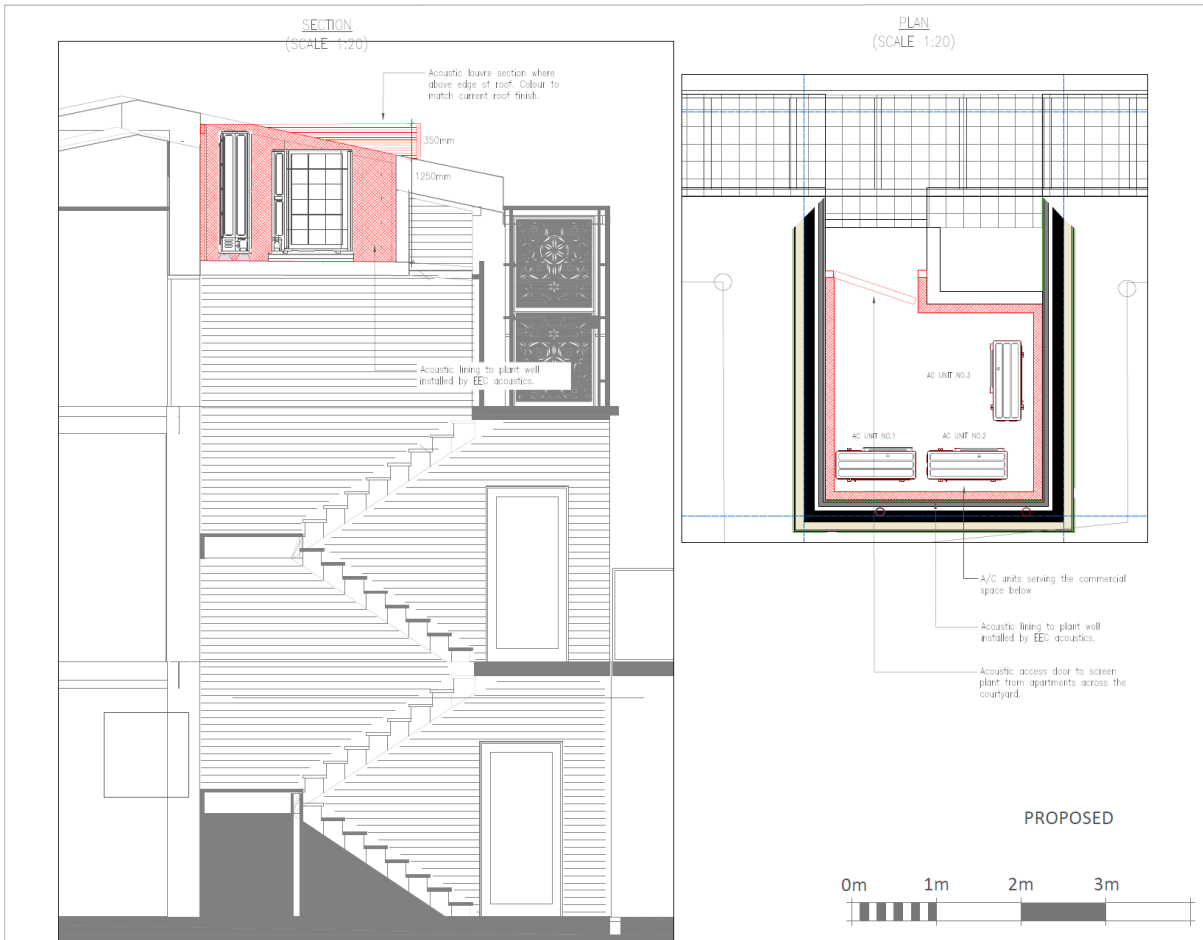


Figure 9 Proposed section and layout plan (source: proposed drawing)

Delegated Report		Analysis sheet	Expiry Date:	10/07/2024
(Members Briefing)		N/A / attached	Consultation Expiry Date:	15/06/2024
Officer			Application Number(s)	
Gary Wong			2024/1923/P	
Application Address			Drawing Numbers	
Offices And Premises At Units B And C Piano Yard 30A Highgate Road London Camden NW5 1NS			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replace 1 x commercial gas absorption heat pump with 3 x commercial air conditioning units.				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed near to the site on the 22/05/2024 (consultation end date 15/06/2024).			
Adjoining Occupiers:	No. of responses	08	No. of objections	08
Summary of consultation responses:	<p>Letters of comments and objections were received from neighbours who live around Piano Yard. Their objections can be summarised as follows:</p> <ul style="list-style-type: none"> • The application has been made using postcode “NW5 1NS” which was the previous postcode of the development. The postcode of Piano Yard is now “NW5 1BF”. • Potential noise pollution. • Negative environmental impact resulting from high energy consumption and greenhouse gas emissions. • Aesthetic concerns. • Negative impact on the health and well-being of the nearby residents. • Contribution to urban heat island effect. • Increased traffic due to installation and maintenance of the proposed units. • Negative impact on property values. • Inconsistent with development vision of the site as an eco-friendly development. • Concerns about possible leaks on roof due to the weight of the units. <p>Officer’s response:</p> <ul style="list-style-type: none"> • Postcode “NW5 1NS” matches the Council’s address record which covers the application site. • Please refer to section 2 for design. • Please refer to section 3 for amenity • Please refer to section 4 for sustainability. • Negative impact on property values and inconsistency with development vision would not constitute material planning considerations. • The proposal would need to comply with relevant building regulations. 			
Kentish Town Neighbourhood Forum	The Kentish Town Neighbourhood Forum was consulted but no comment was received.			

Site Description

This application relates to the offices and premises at Units B and C within Piano Yard at 30A Highgate Road. Piano Yard is a redevelopment site comprising two buildings (one 2-storey and one 3-storey) with 9 self-contained residential units (No.1-9 Piano Yard) and 3 commercial units (Unit A, B and C). The commercial units, Unit B and C, related to this application, are located on the first floor within the 3-storey building.

The application site, Piano Yard, is not listed nor within any Conservation Area.

Relevant History

2011/5391/P - Redevelopment of site and erection of 2 buildings (2 and 3 storeys high) providing 9 self-contained residential units (4 x 2 bed flats, 3 x 3 bed flats and 2 x 3 bed houses) (Class C3) and 593m² of business floorspace (Class B1) with associated landscaping, servicing and cycle parking following demolition of existing buildings – **Granted subject to a Section 106 Legal Agreement, 03/02/2012**

2012/3516/P - Variation of Condition 21 (development built in accordance with approved plans) of planning permission ref 2011/5391/P dated 03/02/2012 for: redevelopment of site and erection of 2 buildings (2 and 3 storeys high) providing 9 self-contained residential units (4 x 2 bed flats, 3 x 3 bed flats and 2 x 3 bed houses) and 593 sqm of business floorspace, to allow changes to the interior layout of flats and houses, changes to courtyard elevation, roof profile and roof terraces of western residential block, and changes to boundary elevation of eastern commercial block with removal of lightwell and new roof terraces and fenestration – **Granted, 28/08/2012**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- CC1 Climate change mitigation
- CC2 Adapting to climate change

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Energy efficiency and adaptation (2021)

Neighbourhood Plans:

- Kentish Town Neighbourhood Plan (2016)

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The proposal

- 1.1. The applicant is seeking permission for replacement of a commercial gas absorption heat pump with 3 commercial air conditioning units within an acoustic louvre at roof level.
- 1.2. The acoustic louvre would be approximately 1.6m in height, 2.7m in depth and 2.55m in width. An acoustic access door to the units is included. The acoustic lining to plant well would be installed by EEC acoustics.
- 1.3. Acoustic louvre section where protrudes above the edge of the existing pitched roof by approximately 0.35m would be in matching grey colour to current roof finish.

2. Design

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 2.2. The proposed 3 air conditioning units would be completely screened by the proposed acoustic louvre and the access door from the neighbouring residential flats. 2 units would be installed at the rearrest within the installation location away from the front elevation of the roof. Another unit would be installed adjacent to the side, approximately 1.3m away from the front elevation of the roof and hidden below the proposed acoustic louvre. As such it is not considered the proposed air conditioning units would result in any unacceptable visual impact to the neighbouring residents.
- 2.3. A part of the proposed acoustic louvre would protrude above the edge of the existing roof by approximately 0.35m. Given the proposed lining would be in a colour matching the existing roof finish and the minimal protrusion, it is not considered the louvre would cause any unacceptable visual impact to the surrounding residents.
- 2.4. The proposed development is considered to be in accordance with Policy D1 of the Camden Local Plan (2017) and Policy D3 of the Kentish Town Neighbourhood Plan (2016).

3. Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 3.2. The application was accompanied by a Noise Impact Assessment which has been reviewed by the Council's Environmental Health (Pollution) team. They are satisfied that the submitted acoustic report demonstrates that the proposed air conditioning units with associated acoustic louvre would meet the guidelines in the Camden Local Plan and is therefore acceptable in environmental health terms. The Council's Pollution Officer has recommended standard noise and vibration conditions to ensure that the equipment meets noise and vibration criteria.
- 3.3. The proposed development which includes the replacement of a commercial gas absorption heat pump with 3 air conditioning units within an acoustic louvre located within the existing designated plant area at roof level is considered relatively limited in size. The proposed units will be installed at the same designated plant area at roof level as the existing pump. Overall, it

is not considered the proposal would result in any unacceptable outlook and loss of daylight and sunlight to the neighbouring residents.

3.4. The proposed development is therefore considered to be in accordance with Policies A1 and A4 of the Camden Local Plan (2017).

4. Sustainability

4.1. Policy CC1 of the Camden Local Plan (2017) requires all developments 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. Policy CC2 requires development to be resilient to climate change and all development should adopt appropriate climate change adaptation measures.

4.2. The proposal would involve the replacement of an existing commercial gas absorption heat pump by 3 air conditioning units serving office unit B and C within Piano Yard. The agent has submitted an energy statement and demonstrated the proposed replacement units would reduce CO2 emissions by approximately 34% and improve the energy efficiency when compared to the existing equipment. The proposed units would be equipped with smart control systems for efficient management of cooling load to optimise operational schedules and reduce unnecessary energy usage.

4.3. Assessment has been made addressing the cooling hierarchy from the submitted energy statement. Passive design measures including openable windows for natural ventilation and energy-efficient lighting and appliances have been applied. Site constraints such as orientation and siting of the site have restricted the reduction of heat entering the building through shading and fenestration. There are already solar panels installed on the existing roof and installation for further solar panels are not possible due to limited roof space. Recommendations are made in the report for insulation of pipe network to reduce internal heat gain and heat loss through pipes. An overheating assessment is included to illustrate the current natural ventilation and the single original gas absorption heat pump are inadequate to address the spatial overheating issues within the two office units. The replacement proposal is considered reasonably justified to maintain a functional office space serving the commercial use with enhanced energy efficiency.

4.4. It is considered that given the nature of the use of the application units as offices, and the fact that the proposal is not associated with a comprehensive refurbishment scheme (which could reduce overheating via passive measures), the proposed replacement is considered acceptable in this instance.

4.5. The proposed development is therefore considered to be in accordance with Policies CC1 and CC2 of the Camden Local Plan (2017).

5. Recommendation

5.1. Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 1st July 2024, 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'.

Application ref: 2024/1923/P
Contact: Gary Wong
Tel: 020 7974 3742
Email: gary.wong@camden.gov.uk
Date: 24 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

PPM Planning Limited
185 Casewick Road
West Norwood
London
SE270TA
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Offices And Premises At Units B And C Piano Yard
30A Highgate Road
London
Camden
NW5 1NS

DECISION

Proposal:

Replace 1 x commercial gas absorption heat pump with 3 x commercial air conditioning units.

Drawing Nos: Energy Statement Revision A reference MB/CC/P24-3219/01 dated June 2024 prepared by Create Consulting Engineers Limited; Equipment report prepared by Julius Rillera dated 22-11-2023; 267-GMS-XR-DR-M-56-101 P1; 267-GMS-XR-DR-M-57-100 P1; Noise Impact Assessment 28138.PCR.01. Rev A dated 15/03/2024 prepared by KP Acoustics Ltd.; Site location plan ref. TQRQM24134072022520

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Energy Statement Revision A reference MB/CC/P24-3219/01 dated June 2024 prepared by Create Consulting Engineers Limited; Equipment report prepared by Julius Rillera dated 22-11-2023; 267-GMS-XR-DR-M-56-101 P1; 267-GMS-XR-DR-M-57-100 P1; Noise Impact Assessment 28138.PCR.01. Rev A dated 15/03/2024 prepared by KP Acoustics Ltd.; Site location plan ref. TQRQM24134072022520

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>

Yours faithfully

Chief Planning Officer