

Application No: 2023/4757/P

**Utopia Village
7 Chalcot Road
London
NW1 8LH**

**Scale:
1:1527
Date:
1-Jul-24**



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Address:	Utopia Village 7 Chalcot Road London NW1 8LH		4
Application Number(s):	2023/4757/P	Officer: Ewan Campbell	
Ward:	Primrose Hill		
Date Received:	07/11/2023		
<p>Proposal: Demolition of existing lean-to structures along the eastern boundary, erection of infill extension, alterations to the exterior of the building including replacement/alteration of windows and doors, removal of external services and plant, improvement of some external finishes, replacement of sections of roof, recladding of external stair case, installation of vents and over-cladding to plant room, refurbishment of bridge structure, installation of air intake/exhaust features associated with ventilation/heating/cooling systems, external courtyard landscaping works and replacement of entrance gates.</p>			
<p>Background Papers, Supporting Documents and Drawing Numbers:</p> <p>Existing Drawings: 34510/1, 34510/3, 34510/4, 34510/5, 34510/6, 34510/7, 34510/7, 34510/8, 34510/9, 34510/10, 34510/11, 34510/12, 34510/13, 34510/14, 34510/15, 34510/16, 34510/17, 34510/18, 34510/19, 34510/20, 34510/21, 34510/22</p> <p>Proposed Drawings: 22029-PV0040-C, 22029-PS0010-C, 22029-PP0042-A, 22029-PD0012-C, 22029-PD0011-B, 22029-PD0010-B, 22029-L001-A, 22029-PP0030-E, 22029-PP0032-C, 22029-PP0031-D, 22029-PP0010-F, 22029-PS0010-D, 22029-PV0041-A, 22029-PD0013-B, 22029-PE0010-G, 22029-PE0020-G</p> <p>Supporting documents: Cover Letter (3/11/2023), Construction Management Matters (13/10/2023), Heritage Impact Assessment (October 2023), Plant Noise Assessment Report (03/11/2023), Environmental Noise Survey Report (10/02/2023), Environmental Noise Survey and Plant Noise Assessment Report (19/03/2024), Summary of changes to mechanical system document</p>			
Recommendation Summary: Grant conditional planning permission			
Applicant:	Agent:		
Utopia Village Chalcot Road London Camden NW1 8LH	Seth Williams Smith Jenkins 7 Canon Harnett Court Wolverton Mill Milton Keynes MK12 5NF		

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA sqm)
Existing	(Class E) Commercial		3,589.10sqm
Proposed	(Class E) Commercial		3,440.10sqm
Net change	(Class E) Commercial		-149.00sqm

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	20	0
Proposed	20	0

OFFICERS' REPORT

Reason for Referral to Committee: Where the Director of Economy, Regeneration and Investment has referred the application for consideration after briefing members [clause 3(vii)].

Executive Summary

- i. The application site is located on the north side of Chalcot Road, set within a mews at the rear of the terraces on Gloucester Avenue, Edis Street, Chalcot Road, Egbert Street and Fitzroy Road. The site is located within the Primrose Hill Conservation Area. It comprises a part two-storey/part three-storey building that has historically operated as a piano manufacturing workshop but is commercial in nature currently. Permission is sought for external alterations and improvements to the site, new entrances, new plant building and equipment.
- ii. Overall, the external alterations are considered sympathetic to the character of the existing building and would result in acceptable changes to its external appearance from public views, as well as private views from neighbouring properties. There are several improvements to the building including the refurbishment of the link bridge and the plant building design, which replaces a non-original building in a poor state. As such, the proposals would preserve the character and appearance of the Primrose Hill Conservation Area.
- iii. The proposal also includes a total refurbishment and alteration to the plant equipment and energy system. This includes new air source heat pumps and air condensers proposed within a new plant building, internally housed within the building adjacent to Edis Street and more plant set behind the boundary wall adjacent to the rear of properties on Egbert Street. The proposal has been supported by noise assessments which demonstrate the noise levels to be of acceptable, in compliance with policy thresholds and therefore the impact on amenity would not be considered to be harmful. Objections have been submitted to the proposal and these mainly relate to concerns around noise issues. Independent noise reports have been commissioned by objectors to support the objections. The Council's Environmental Health team has reviewed these reports as well and has still concluded that the noise from the proposed plant and equipment does not exceed the required thresholds.
- iv. As such, the proposed development is considered to comply with the requirements of local and national policies and guidance and it is recommended that conditional planning permission is granted.

Site

- 1.1 The application site is located on the north side of Chalcot Road, set within a mews at the rear of the terraces on Gloucester Avenue, Edis Street, Chalcot Road, Egbert Street and Fitzroy Road. It has two pedestrian and vehicular access points via Chalcot Road (between nos. 6 and 8) and via Egbert Street (between nos.13 and 14). Deliveries are made using both entrances.

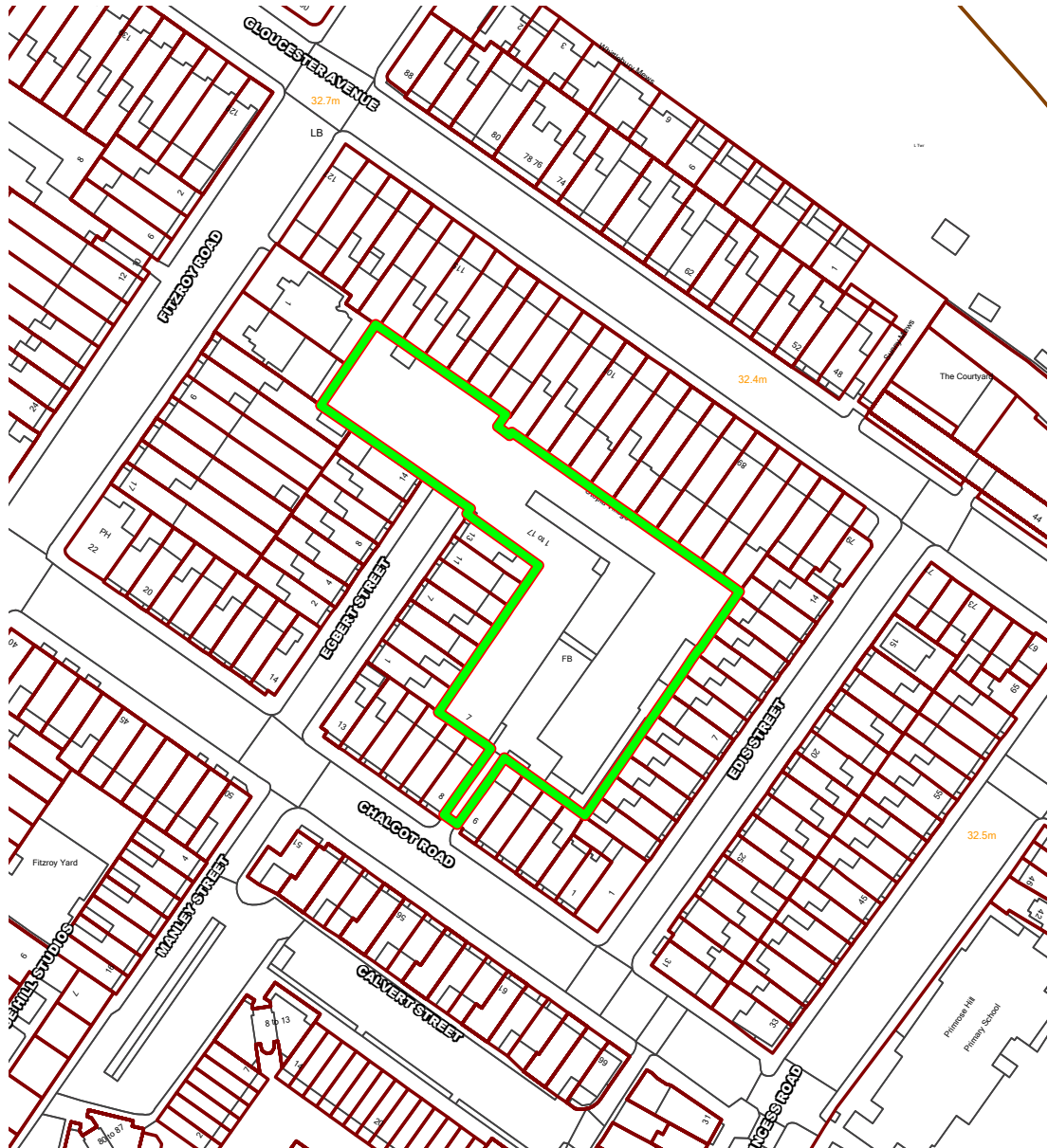


Figure 1 – Site location outlined in green.

- 1.2 It comprises a part two-storey/part three-storey building that has historically operated as a piano manufacturing workshop. The existing space is laid out with 12 units, each capable of accommodating a separate business, but with some businesses occupying several units. The site also includes a management office.

Some of the units are currently vacant. The agent has confirmed that the existing site has the benefit of 20 parking spaces and that all units are all Class E (formerly B1a)

- 1.3 The building is not a listed building, but it is located within the Primrose Hill Conservation Area and is noted as a positive contributor.
- 1.4 The special character and appearance of Primrose Hill Conservation Area comes from it being a planned nineteenth century residential area, interspersed with shops, businesses and public houses.
- 1.5 The conservation area statement notes on page 16 that the industrial buildings are often clustered around small enclosed courtyards and alleyways, and whilst they occupy a considerable amount of land, they are largely hidden from view, therefore allowing the residential terraces to dominate the townscape.
- 1.6 Utopia Village is noted as making a positive contribution to the character and appearance of the conservation area in the adopted statement. It is a late nineteenth century mews of two and three storey workshops which use similar materials and details found in the surrounding areas. There are later, twentieth century additions which are of lesser interest. For clarity, the building proposed to be replaced by the plant building is one of these 20th Century additions.
- 1.7 Due to its location, it has a rather self-contained feel which is detached from the surrounding townscape. It is of interest as an example of small scale, nineteenth century industrial development, sitting comfortably within a residential context.

2 The Proposal

2.1 Planning permission is sought for the following works:

- Demolition of existing lean-to structures along the eastern boundary;
- Erection of infill extension;
- Alterations to the exterior of the building including replacement/alteration of windows and doors;
- Removal of external services and plant;
- Improvement of some external finishes;
- Replacement of sections of roof;
- Recladding of external staircase;
- Installation of vents and over-cladding to plant room;
- Refurbishment of link bridge structure;
- Installation of air intake/exhaust features associated with ventilation/heating/cooling systems, and

- External courtyard landscaping works and replacement of entrance gates.
- 2.2 Following the submission of this proposal, amendments were sought to alter the design of the plant room, replace windows with a more traditional design and roof ridge vents changed. The Council then provided a considerable period of time where residents, resident groups and the CAAC could respond to any changes.

3 Relevant Planning History

- 3.1 The site benefits from numerous historic permissions however none are relevant for the consideration of this case and therefore have not been included.
- 3.2 **2021/5939/P** - Replacement, consolidation and renewal of existing heating/cooling/ventilation systems and two associated acoustic enclosures (Granted 20/07/2022)
- 3.3 **2020/2674/P**: Removal of existing condensers and associated vents and ducting, and installation of condenser units and acoustic enclosure, hood vents and louvered wall vents at roof level. (Withdrawn – due to likely refusal)
- 3.4 **2020/1251/P**: Replacement of ground and first floor roof lanterns; replacement of existing glazed roof with solid roof with rooflights; replacement of glazing on Egbert Street frontage; alterations to ground floor fenestration on north-west elevation. (Granted 08/06/2020)
- 3.5 **2013/6589/P**: Change of use from offices (Class B1a) to 53 residential units (Class C3). (Refused Prior Approval 03/12/2013) (Appeal allowed and prior approval granted 20/03/2015)

4 Consultation Summary

Primrose Hill CAAC

- 4.1 The following concerns were raised by **Primrose CAAC**:
- Pre-app review was undertaken by the CAAC
 - Issues with the built fabric alterations although supported works subject to conditions
 - Landscaping of mews should be sorted via condition
 - Gates design not in keeping
 - Object to another forward projection adjacent to main historic building
 - Concerns over amenity of residents
 - Request for PassiveHaus principles for the development
 - Object to air conditioning on site

- Inadequacy of noise reports
- Issues of potential light pollution

4.2 Following amendments the CAAC was offered further opportunity to comment on the scheme and the concerns were raised as below:

- Various design measures require further information including the proposed roof terminals, demolition, opening up of the courtyard area, recladding of existing stair
- Revised cladding of plant area is now acceptable
- Concerns over how sustainable the new plant is
- Failure to comply with the cooling hierarchy
- Not enough information provided for the council to assess
- Still issues with detail of the noise reports including acoustic information, noise output from roof louvres and roof terminals

Officer response:

The issues relating to design have been covered in the relevant sections below. In relation to the sustainability concerns, as explained in section 9 below, there is a degree of flexibility in assessing commercial buildings given that these need to regulate temperature in a constant manner and that the proposed plant is replacing existing equipment which is old and less efficient. With the noise concerns, these are covered below in section 8. All noise documents, including assessments provided by residents, have been assessed by the Council's Environmental Health team.

Adjoining Occupiers

4.3 A press notice was published on 29/11/2023 and expired on 23/12/2023 and site notices were displayed on 07/12/2023 that expired 31/12/2023.

4.4 Letters of objection were received from 112 local residents on the following grounds (summarised). Following amendments to the scheme, residents were offered further opportunity to comment. The summary of the objections are listed below:

4.5 Design / Heritage

- Design of new plant building harmful to conservation area
- New plant building out of keeping and character
- Against conservation policies within the local plan

Officer response:

The design of the plant room has since been revised to appear like a more like the existing building and the other works are small in scale and nature. Please refer to section 7 (Design and Conservation) for full assessment.

4.6 Neighbouring Amenity

- Loss of amenity
- Noise impact from proposed plant room
- Noise levels are at harmful levels
- No evidence that the noise reduction levels can be achieved in space available
- Issues with noise calculations and garden measurements
- Potential vibration risk
- Assessment does not take in account properties within close proximity
- Independent noise assessment required
- Noise assessment has been criticised by independent assessors
- Proposal should be assessed by environmental health colleagues
- Cannot rely on conditions to enforce noise limits

Officer response:

All noise reports, including the updated reports sent in by the applicants and the assessments commissioned by neighbours have been assessed by the Environmental Health team. Please refer to section 8 (amenity) for full assessment of impact on neighbouring amenity

4.7 Other

- No energy statement has been submitted
- Issues accessing documents
- Consultation process was poor and did not consult residents properly
- Will bring property prices down
- Scheme will have impact on health and well-being

5 Policies & Guidance

5.1 National Planning Policy Framework 2023

5.2 NPPG

5.3 London Plan 2021

5.4 Mayor's Supplementary Planning Guidance

5.5 Camden Local Plan (2017)

Policy A1 Managing the impact of development
 Policy A3 Biodiversity
 Policy A4 Noise and Vibration
 Policy CC1 Climate Change Mitigation
 Policy CC2 Adapting to Climate Change
 Policy D1 Design
 Policy D2 Heritage
 Policy E1 Economic Development

5.6 Supplementary Planning Policies

Camden Planning Guidance

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Energy and efficiency and adaption (January 2021)

Primrose Hill Conservation Area Area Statement (CAS) (2000)

6 Assessment

The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Design and conservation
8	Impact on neighbouring amenity
9	Energy and sustainability
10	Conclusion
11	Recommendations
12	Legal comments
13	Conditions
14	Informatives

7 Design and Conservation

Legislative background

7.1 *The Planning (Listed Building and Conservation Area) Act 1990*

7.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

- 7.3 Special regard must be had to the desirability of preserving listed buildings, their setting and features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 7.4 The effect of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 16). This section of the report assesses whether there is any harm to heritage assets from the proposal.
- 7.5 The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework 2023 (NPPF)

- 7.6 The NPPF is a material consideration and requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 201 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 205-208 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 208 states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy review

- 7.7 London Plan policies HC1 and D4, Policies D1 and D2 of the Camden Local Plan, and supplementary planning documents CPG Design are relevant to the consideration of this application. Policy D1 of the Camden Local Plan seeks to secure high quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and

construction, integrate well to the surrounding streets and townscape, comprise high quality architecture, and be accessible for all. 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. In line with the statutory tests, Policy D2 states that the Council will not permit the loss of or substantial harm to a designated heritage asset, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Camden's Local Plan is supported by CPG (Design) and the Primrose Conservation Area appraisal and management strategy 2000.

Designations

- 7.8 The following section discusses the relevant designated heritage assets as far as is relevant to the context of the application, before considering how the significance of these assets would be impacted by the proposals.
- 7.9 The application site is located within the Primrose Hill Conservation Area. The site is not listed but is noted as providing a positive contribution to the conservation area. The nearby listed buildings include the grade II* listed Winding Engine House and the Grade II listed Primrose Hill Infant school, The Engineer public house and Primrose Hill Studios.

Primrose Hill Conservation Area

- 7.10 The special character and appearance of Primrose Hill Conservation Area comes from it being a planned nineteenth century residential area, interspersed with shops, businesses and public houses.
- 7.11 The conservation area statement notes on page 16 that the industrial buildings are often clustered around small enclosed courtyards and alleyways, and whilst they occupy a considerable amount of land, they are largely hidden from view, therefore allowing the residential terraces to dominate the townscape.
- 7.12 Utopia Village is noted as making a positive contribution to the character and appearance of the conservation area in the adopted statement. It is a late nineteenth century mews of two and three storey workshops which use similar materials and details found in the surrounding areas. There are later, twentieth century additions which are of lesser interest.
- 7.13 Due to its location, it has a rather self-contained feel which is detached from the surrounding townscape. It is of interest as an example of small scale, nineteenth century industrial development, sitting comfortably within a residential context.

Assessment

- 7.14 Below are some images indicating the works and their location.



CGI VISUALISATION - REVISED PROPOSAL

Figure 2 – CGI of the new plant building

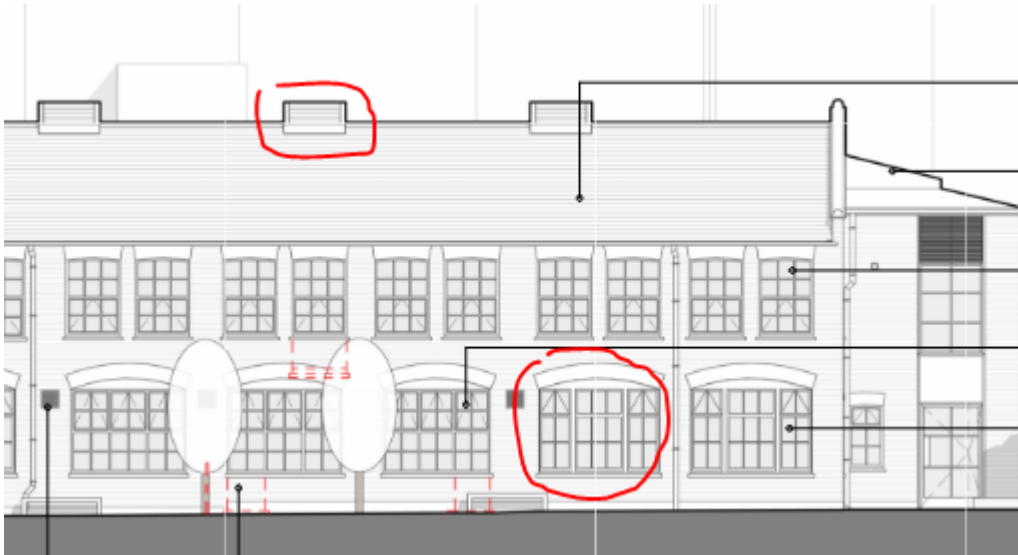


Figure 3 – Plans showing louvres and replacement windows and doors



Figure 4 – showing proposed vents and further façade and window changes



EGBERT STREET GATE - PHOTOGRAPH AS EXISTING



EGBERT STREET GATE - CGI PHOTOMONTAGE

Figure 5 – CGI showing proposed gates



LINK BRIDGE - PHOTOGRAPH AS EXISTING



LINK BRIDGE - CGI VISUALISATION

Figure 6 – CGI of new link bridge design with photo of existing

- 7.15 At the southern end of the historic buildings it is proposed to replace a modern two storey building with a large plant enclosure which will appear similar to the existing building in terms of scale and fenestration. The existing building is a rather bland 1950s structure with plain brickwork and strips of fenestration. Other than its scale and use of brickwork, it contributes little to the composition of Utopia Village. Whilst the refurbishment works mean it is similar in design and scale the finishes and materials are of higher quality and visually cleaner meaning that the replacement building is acceptable and preserves the character of the site and conservation area.
- 7.16 The infill extension under the first floor cantilevered structure bordering the rear of the properties on Egbert Street is acceptable and does not raise any concerns as it will infill a somewhat incongruous gap. The façade would match the rest of the building and would have a limited visibility, even from nearby private gardens, due to the high boundary wall.
- 7.17 The entrance gates on Chalcot Road and Egbert Street are to be replaced. Both of the existing gates are modern and of limited visual interest. The replacement gates are modern in appearance, but their decorative appearance, with a vertical linear appearance sits comfortably within the high quality residential streets they are viewed from.
- 7.18 The existing windows are a mixture of styles, depending on the age of the building that they are located in. On the historic nineteenth century building unsympathetic uPVC windows have been installed. It is proposed to replace these with metal, multi paned windows. Following revisions and comments from the Conservation Officer the materials are accepted now the mullion design on the tripartite windows on the eastern block has been retained.

- 7.19 On the ground floor, some windows are replaced with doors of a similar design to the replacement windows. These will be in keeping with the character of the site. The windows on the twentieth century parts of the site are of no real interest and their replacements will be almost identical in appearance meaning these changes are acceptable.
- 7.20 The bridge link structure appears to date originally from the 1880s and is not an uncommon feature to link industrial buildings. Currently the element is in a poor state and has been significantly altered through the installation of unsympathetic cladding and insulation. The bridge link will be retained, but the cladding replaced with a modern glazing which would create the impression of a more open structure, which would improve views along the street and be more in keeping with the architecture of Utopia Village. This offers an improvement to the conservation area and character of the site and is therefore welcomed.
- 7.21 On the historic buildings it is proposed to install protruding roof vents. Considering the industrial character of the building, these introductions are in line with its character and their uniform spacing gives them a sense of being part of the building, rather than an afterthought.
- 7.22 Several grilles have been proposed as well as part of the scheme which are acceptable in principle. Following revisions, these have been revised to either be moved to less visible location or their design changed to decorative cast iron grilles which is now acceptable.
- 7.23 The development is considered to preserve the character and appearance of 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.
- Conclusion
- 7.24 Overall the proposals are considered to comply with policies D1 and D2 of the Local Plan (2017) and preserve the character of the conservation area. A condition for further details in relation to the proposed windows and facing materials for all works will be placed on the application.

8 Impact on neighbouring amenity

- 8.1 Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy, outlook; sunlight, daylight and overshadowing and; noise and vibration. Policy A4 of the Local Plan seeks to ensure that noise and vibration is controlled and managed.
- 8.2 The majority of the proposal is for fenestration changes including windows, inclusion of roof vents and louvres which do not have a harmful impact on neighbouring amenity as they are for ventilation. The infill extension is below the boundary wall and therefore will not impact neighbours on Egbert Street. None

of these elements of the works by virtue of their nature, size, scale and relationship to neighbouring properties will impact on light, outlook or privacy.

- 8.3 The proposal includes the refurbishment of an existing building to the south of the site which will house the majority of the site's plant equipment and therefore has noise implications which need to be fully considered. This is one of the key issues which has been raised in the objections from residents who have also providing their own noise assessment for review and consideration.
- 8.4 An acoustic assessment has been submitted in support of this application. Noise assessments have also been submitted by residents objecting to the application. The Council has adopted a communicative approach and enabled the developer to conduct further noise assessments and given residents the opportunity to review and assess all noise assessments submitted to the Council.
- 8.5 The Council contains guidance on how to assess the impact of noise from plant equipment which sets out the methodology, proposed plant specification, location and background noise levels amongst other elements to ensure schemes meet policies and British standards. Concerns were raised from residents noise consultants regarding the level of measurement and the distances to which the noise has been measured which was duly rectified within the amended noise report which has also been assessed by the Council's EHO
- 8.6 Following an assessment from the Council's Environmental Health Officer (EHO), it has been considered that appropriate noise assessment guidelines, such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, BS 8233 Guidance on sound insulation and noise reduction for buildings, Camden Council's Local Plan, version June 2017 and BS 4142:2014 "Methods for rating and assessing industrial and commercial sound", have been followed within both of the reports the applicant has submitted.
- 8.7 The applicant's latest assessment Report No. 2301061-4 Rev A considers the slightly lower background noise levels recorded by the objecting residents' acoustic consultant as the basis of the design noise criteria, both in respect of its assessment of noise transmission to the nearest noise affected residential windows and in respect of its assessment of the predicted noise levels in nearby gardens/terraces. The applicant's plant noise criteria has been adequately predicted, according to the EHO, by taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building. Therefore the Council is satisfied that the submitted acoustic documentation meets Local Plan requirements and the proposed plant would not have an adverse impact in terms of noise disturbance and vibration at the nearest sensitive properties. Conditions will be placed on the application to ensure these details are secured. As stated the Council is satisfied that the plant equipment meets the necessary standards however as part of the noise mitigation condition a post-installation noise assessment has been added to further confirm compliance with the noise criteria. The condition will also request additional steps to mitigate noise shall be carried out as necessary.

8.8 Overall the Council is satisfied that the acoustic reports demonstrate that the proposed development can meet Local Plan requirements in terms of noise and vibration and would not have an adverse impact on the nearest residential properties. Two compliance conditions will be required to ensure that noise levels do not exceed acceptable levels and that this can be enforced against if exceeded. Therefore the proposal complies with policies A1 and A4 of the 2017 Local Plan.

9 Energy and sustainability

9.1 Policy CC1 (Climate Change Mitigation) requires all development to minimise the effects of climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. This can be done by supporting and encouraging energy efficiency improvements to existing buildings, as is the case here.

9.2 Policy CC2 (Adapting to Climate Change) requires all new development to be resilient to climate change and in particular to this scheme, attempting to reduce the impact of urban and dwelling overheating by applying the cooling hierarchy

9.3 The proposal is for the consolidation of all existing AC units into 2 centralised sites and the removal of the existing AC units which are currently scattered around the site. The agents have confirmed that the existing AC system, as originally installed, includes a range of heat pump split AC units, which are not in accordance with building control requirements and were also installed in a piecemeal fashion over time. The present comprehensive installation is in line with current building control standards, providing heat recovered fresh air, which the building didn't have previously before.

9.4 The proposed mechanical plant installation would be a much more efficient system than before, recovering energy wherever possible. All external components and pipes would be heavily insulated to avoid energy loss. All internal pipes and ducts have been insulated where possible to prevent the unnecessary loss of energy. The whole mechanical plant installation has been designed to achieve low or no energy loss, while also recovering as much energy as possible to redistribute around the building. The replacement of existing units therefore will therefore be much more efficient than existing.

9.5 Upon consultation with the Council's Sustainability Officer, it has been confirmed that the sustainability policies mentioned above refer to new plant equipment only and are not to be strictly applied where replacement equipment is being proposed. In this instance, there are already a large number of AC units on site which are being replaced with a much more efficient system. This means that the Council cannot apply cooling hierarchy principles in the same way as if the site did not have any plant equipment to start with. It is also important to note that Utopia Village contains commercial and light industrial uses which require additional temperature regulation as standard compared with a typical residential property.

9.6 Overall it is considered that the proposed air condenser units meet the requirements outlined in policies CC1 and CC2 of the 2017 Local Plan.

10 Conclusion

10.1 In conclusion, the proposed development would preserve the character and appearance of the host building and the significance of the Primrose Hill Conservation Area in accordance with policies D1 and D2. The proposals would not result in harmful loss of outlook, daylight/sunlight or overlooking to neighbouring residents. The proposal does include plant equipment which could generate noise and vibration, but the applicant has provided sufficient acoustic assessment to demonstrate that noise levels will meet the thresholds set out in the Local Plan and there will be no impact on the amenity of neighbours, in accordance with policies A1 and A4. The scheme will also improve the energy efficiency of the site and include more sustainable energy sources which is considered positive. As such, the proposed development is considered acceptable.

11 Recommendation

It is recommended that Planning Permission is granted subject to conditions.

12 Legal Comments

Members are referred to the note from the Legal Division at the start of the Agenda.

13 Planning Conditions

1	<p>The development hereby permitted must be begun not later than the end of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>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.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.</p>
3	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Existing Drawings: 34510/1, 34510/3, 34510/4, 34510/5, 34510/6, 34510/7, 34510/7, 34510/8, 34510/9, 34510/10, 34510/11, 34510/12,</p>

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4	<p>The noise mitigation and attenuation measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than 30dBA, or lower than the existing background noise level by at least 10dBA, whichever is the greater , as assessed according to BS 4142:2014 "Methods for rating and assessing industrial and commercial sound" at the nearest and/or most affected noise sensitive premises which will include gardens and external amenity spaces, with all machinery operating together at maximum capacity and thereafter be permanently retained.</p> <p>Details of a post installation noise assessment shall be carried out to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. These details should be submitted to and approved in writing by the local planning authority prior to completion of the development</p> <p>Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from mechanical installations or equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
5	<p>The previous plant/machinery equipment shall be removed within one month of the proposed plant becoming operational</p> <p>Reason: to ensure the building operates using the proposed plant/machinery and secures the buildings positive energy efficiency score as part of this development in accordance with the requirements of policies CC1 and CC2 of the 2017 Local Plan</p>
6	<p>Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be</p>

	<p>vibration isolated from the casing and adequately silenced and maintained as such.</p> <p>Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017</p>
7	<p>Prior to commencement of development drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority. These include:</p> <p>a) Details including sections at 1:10 of all typical windows and external doors with glazing bar section at 1:2.</p> <p>b) Details and specification all facing materials to plant enclosure and escape stair cladding (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.</p>

14 Planning Informatives

1	<p>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).</p>
2	<p>All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319 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)</p> <p>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</p>

	the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.
3	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 London Borough of Camden 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.
4	You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at https://beta.camden.gov.uk/web/guest/construction-management-plans or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
6	Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.















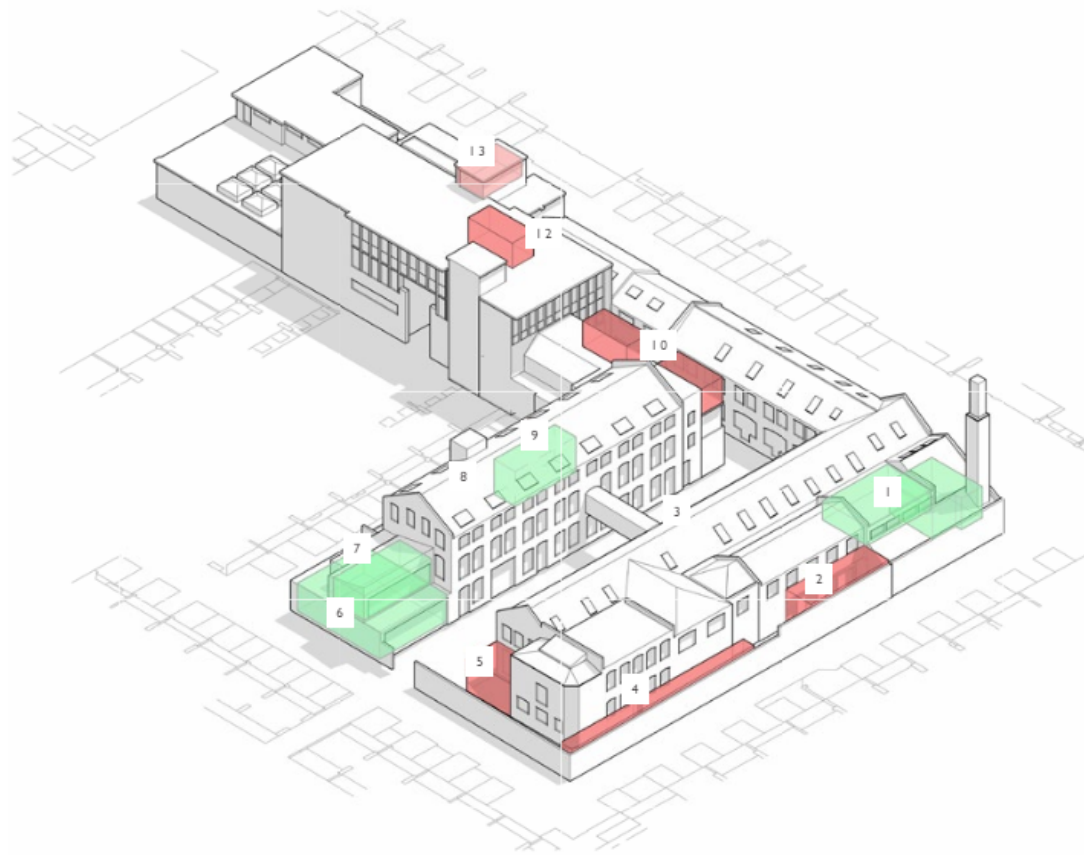


Diagram Showing Considered Plant Locations

■ Discounted Location
 ■ Proposed Location

- | | | | | | |
|---|--------------------------------------|---|----|--------------------------------------|--|
| 1 | ■ | Centralised Plant – Internally Housed | 7 | ■ | Centralised Plant – Internally Housed at First Floor |
| 2 | ■ | Localised Plant – Original Proposal | 8 | ■ | Centralised Plant – Penthouse Louvres |
| 3 | ■ | Localised Plant – Centrally Located in Mews | 9 | ■ | Localised Plant – Original Proposal |
| 4 | ■ | Localised Plant – Distributed Plant To Eastern Boundary | 10 | ■ | Localised Plant – Equipment Above Principal Roof |
| 5 | ■ | Localised Plant – East Wing at Entrance | 11 | ■ | Localised Plant – Lift Overrun |
| 6 | ■ | Centralised Plant – Internally Housed at Ground Floor | | | |

PLANT SPACE FACADE DESIGN PROGRESSION



PHOTOGRAPH AS EXISTING



CGI VISUALISATION - ORIGINAL PROPOSAL



CGI VISUALISATION - REVISED PROPOSAL