

<b>APPLICATION NO.</b>	P07/E0553 & P07/E0552/LB
<b>APPLICATION TYPE</b>	Full
<b>REGISTERED</b>	22 <sup>nd</sup> May 2007
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBER(S)</b>	Joan Bland
<b>APPLICANT</b>	Lorraine Hillier
<b>SITE</b>	Adams Lee Clark
<b>PROPOSAL</b>	Adam House, 71 Bell Street, Henley
<b>AMENDMENTS</b>	Installation of 3 external condensers connected to internal air conditioning units via insulated pipe work
<b>GRID REFERENCE</b>	Additional information submitted 2 <sup>nd</sup> July 2007
<b>OFFICER</b>	476032/182910
	Gayle Dunning

## 1.0 INTRODUCTION

- 1.1 This application has been referred to the Planning Committee as the Officer recommendation conflicts with the views of the Town Council.
- 1.2 The site is located towards the edge of Henley town centre, on the western side of Bell Street. Adam House is a Grade II listed building dating from the early C19. It is a distinctive building with a Regency symmetrical façade fronting onto the street. To the rear of the building is a single storey flat roofed extension which lies in a courtyard area bounded by the flank wall of 71a Bell Street and No. 6 Adam Court. The buildings have been in office use since the early 1980's and the neighbouring buildings along Bell Street are in a mix of uses including office, residential and retail.
- 1.3 The application site lies within the Henley Main Conservation Area. The site is identified on the OS survey extract **attached** at appendix 1.

## 2.0 PROPOSAL

- 2.1 These applications seek permission to erect three external condenser units (two units at 550mm high x 780mm long x 270mm deep and one unit at 830mm high x 900mm long x 330mm deep) to the side elevation of the single storey modern flat roofed rear extension. The external units would be sited within the existing disused flower bed.
- 2.2 Reduced copies of the plans accompanying the application are **attached** at Appendix 2. A copy of the Noise Assessment is **attached** as Appendix 3.

### 3.0 CONSULTATIONS & REPRESENTATIONS

#### 3.1 Henley Town Council : Objection

noise  
unneighbourly, noise levels and inappropriate design in a conservation area. Environmental Health Officer to query levels.

Henley Society:  
the  
Changes to the building should be subject to approval by the Conservation Officer and attention should be given to the potential nuisance from noise.

Neighbour  
Representations:  
1 letter of objection – concern about the impact of noise generated

Conservation  
Officer:  
No objection – air conditioning units will be visually discreet and will have limited impact on the historic building, part of the rear of this building is modern and where the pipes and units are positioned in the historic part of the house they will not cause harm, the pipe work runs are mainly internal and therefore the visual impact will be minimised. Notes this is a re-submission of an earlier application which was deemed visually unacceptable and withdrawn. A condition should cover details of finishes.

Environmental  
Health:  
No objection – satisfied with the noise report submitted and satisfied that the likelihood of a nuisance arising from the proposal is negligible.

### 4.0 RELEVANT PLANNING HISTORY

4.1  
P06/E1135 – erection of three external condensers to the rear of the site – withdrawn Dec. 2006

P06/E1134 – erection of air conditioning condenser sited at ground level adjacent to rear wall of extension and two

condensers on flat roof extension – withdrawn Dec. 2006

P85/S0317/LB – internal alterations to create recesses for filing. Additional window to rear elevation for office 4. Removal of wall between offices 10 and 12 – approved July 1985

P81/S0440/LB – demolition of part of ground floor kitchen. Demolition of two chimneys, insertion of two new windows. Enlargement of one existing window – approved Oct. 1981

P81/S0385/LB – conversion of most of premises to offices including the demolition and rebuilding of the rear wing but retaining flat at second floor level – approved Aug. 1981

## **5.0 POLICY & GUIDANCE**

### **5.1 The adopted South Oxfordshire Local Plan 2011:**

G1 – General restraint and sustainable development

G6 – Promoting good design

EP2 – Noise and vibrations

CON3 – Alterations to listed buildings

CON5 – The setting of listed buildings

CON7 – Proposals affecting a conservation area.

### **5.2 The South Oxfordshire Design Guide**

### **5.3 Planning Policy Guidance Note 15**

## **6.0 PLANNING CONSIDERATIONS**

6.1 In connection with the planning application the main issues are considered to be:

- i) The impact on the appearance, fabric and setting of the listed building
- ii) The impact on the character and appearance of the Henley Conservation Area
- iii) Whether the proposal is unneighbourly

In connection with the listed building application the only issue is the impact on the special character and historic interest of the listed building.

### **6.2 The impact on the setting, appearance and fabric of the listed building.**

Policy CON3 of the SOLP 2011 seeks to resist development that would harm the

character or historic fabric of a listed building and policy CON5 seeks to protect the setting of listed buildings. The proposed external units are relatively small in size and would be sited to the side of the single storey modern rear extension in a disused flower bed. The units could be removed in the future. There would be no harm to the fabric of the listed building and their location is considered to be appropriately discreet (the units are now in a similar position to that suggested by the Conservation Officer when the original applications were submitted). The planting of screening shrubs would also help to reduce the visual impact of the units. The pipe work is mainly proposed at ground level, or hidden in rainwater goods / ducting and the break-through points are restricted to the newer parts of the building

**6.3 The impact on the character and appearance of the Henley Conservation Area.** Policy CON7 of the SOLP 2011 aims to ensure that new development respects the character or appearance of a Conservation Area. The current applications are a revision of the previously submitted scheme which sought to attach two of the units to the flat roof of the single storey rear extension. This position was considered to be prominent and would have detracted from the appearance of the Conservation Area. Following negotiations, a more suitable location at the side of the rear extension was chosen, where public views would be very limited. In this location officers consider that the proposal would preserve the character or appearance of the Conservation Area.

#### **6.4 Whether the proposal is unneighbourly.**

Policy EP2 of the SOLP seeks to resist development that would result in unacceptable levels of disturbance in terms of noise and vibration that would have a detrimental impact on the amenity of occupants of nearby residential properties. Due to the nature of the use of the building, the units would mainly operate during normal office hours and the use can be conditioned as such.

The units have been moved away from the boundary to the neighbouring property to the south which was considered to be unneighbourly.

An acoustic assessment report has been carried out by the applicants to comply with the requirements of Environmental Health and in accordance with BS7445 and BS4142. The conclusions drawn from the results of this assessment are that that the units are not considered to result in intrusive noise or vibration to neighbours. While the courtyard itself is likely to have an impact on noise levels due to reflections from its enclosing facades, this has been factored into the noise assessment. From the measurements taken during the assessment, the report concludes that complaints relating to noise and/or vibration are unlikely. The Environmental Health Officer has confirmed that he is satisfied that the likelihood of a nuisance arising from the proposal is negligible and he has no objections to the installation.

## **7.0 CONCLUSION**

7.1 The proposal complies with the relevant Development Plan policies and it is considered that, subject to the attached conditions, the proposed development would not detract from the character and appearance of the listed building, would preserve the Henley Conservation Area and would not adversely affect the

amenities enjoyed by neighbours.

## **8.0 RECOMMENDATION**

**8.1 That planning permission be granted subject to the following conditions:**

- 1. Commencement within 3 years**
- 2. Hours of use**
- 3. Schedule of works**
- 4. Details of screening plants to be agreed**
- 5. Colour finish of the casing of the unit to be agreed**
- 6. Details of the finish of the mounting brackets / fixing to be agreed**

**That listed building consent be granted subject to the following conditions:**

- 1. Commencement within 3 years**
- 2. Care of listed building**
- 3. Schedule of works**
- 4. Colour finish of the casing of the unit to be agreed**
- 5. Details of the finish of the mounting brackets / fixing to be agreed**

**Author** Ms G Dunning

**Contact No.** 01491 823745

**Email Add.** [planning.east@southoxon.gov.uk](mailto:planning.east@southoxon.gov.uk)