

Application ref: 2022/5529/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk

www.camden.gov.uk/planning

Kirkham Sheidow Architects
38 Swan Street
Boxford
Sudbury
CO10 5NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
20 Tanza Road
London
NW3 2UB

Proposal:
Installation of an air source heat pump within an acoustic enclosure on the rear elevation at ground floor level
Drawing Nos: 2214/40 E; 44549_01_P Rev. 0; Acoustic Report (prepared by Philip Acoustics Ltd, dated February 2023); Allaway Acoustics Acoustic Louvre Specification Details.

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: 2214/40 E; 44549_01_P Rev. 0; Acoustic Report

(prepared by Philip Acoustics Ltd, dated February 2023); Allaway Acoustics
Acoustic Louvre Specification Details.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 4 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, 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 and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 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 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.

Informative(s):

- 1 Reasons for granting permission:

The Air Source Heat Pump (ASHP) and its enclosure on the rear of the building would be modest in size and of limited visibility from neighbouring properties,

being screened by existing boundary planting. The acoustic enclosure would surround the ASHP on three sides and it would have a black powder-coated finish which would be of an appropriate appearance. It is noted that a certificate of lawfulness (proposed) (ref. 2022/5475/P) for the erection of a single storey rear extension was granted on 15/03/2023, and that if this is constructed, the proposed ASHP would be located adjacent to its north-western side boundary wall, negating the need for one side of the acoustic enclosure to be constructed.

The applicant has confirmed the proposed ASHP would be used for heating only, and not for mechanical cooling, and a condition will be attached to ensure that the cooling element of the ASHP is disabled before first use. Overall, the proposals are welcomed as they would include measures which would improve the efficiency of the building and enable reductions in carbon emissions when in operation.

In terms of impacts on neighbouring amenity, a Noise Assessment has been submitted and assessed by the Council's Environmental Health Officer. The proposed ASHP, when appropriately attenuated within an acoustic enclosure as designed, would comply with the Council's noise level standards. Compliance conditions would be attached to ensure that the levels of noise and vibration are controlled. As a result, the proposals would not have an adverse impact on the nearest sensitive receivers, identified as the rear elevation windows of the adjacent property No. 22 Tanza Road, in terms of noise and vibration.

The proposals would have no impact on No. 22 in terms of loss of light or outlook due to the low height of the proposed enclosure and its location set at least 0.8m away from the boundary with No. 22.

The Heath and Hampstead Society initially objected because the proposed acoustic enclosure was not shown on the submitted proposed drawings. It was noted that the application should be refused unless these details are provided. The proposed drawings have since been revised to include the dimensions, design and finish of the acoustic enclosure, which overcomes this objection.

The site's planning history was considered when making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, A4, D1, D2, CC1 and CC2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).

- 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, 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 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 2021.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer