

Application ref: 2023/0242/P
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Date: 10 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Uvadesign Ltd
88 Peterborough Road
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SW6 3HH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**3 Hampstead Hill Gardens
London
NW3 2PH**

Proposal:

Installation of an air source heat pump and associated enclosure in the rear garden.
Drawing Nos: 044-20 Map01 (Rev 01), 044-20 Map02 (Rev 01), 044-20 EX.001, 044-20 EX.002, 044-20 EX.003, 044-20 PR.1 (Rev 01) 044-20 PR.2 (Rev 01), 044-20 PR.3 and 044-20 DAS001 (Rev 01) (14/12/2022), PUZ-WM60VAA(-BS) (Product Information), E40c Acoustic Enclosure Data Sheet

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- 044-20 Map01 (Rev 01), 044-20 Map02 (Rev 01),

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

- 3 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.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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 Reasons for granting permission.

The proposal includes a single Air Source Heat Pump (ASHP) in enclosure to be located at the end of the rear garden next to a garden shed. The proposed ASHP would provide an electricity based system which aligns with Camden's climate mitigation and adaptation policies CC1 and CC2. A condition limiting the unit for heating purposes only is placed on the application to ensure it is not used for active cooling.

The unit would have a modest size and be located away adjacent to the boundary fence with Hampstead Hill Mansions. Due to its modest size, the unit would not be visible from the neighbouring properties and would occupy a small area of the rear garden and not significantly impact upon the setting or character of the listed building. The proposal would maintain the existing openness of the rear garden and not detract from its character. Overall it

preserves the character and appearance of the conservation area and setting of the listed building due to its distance away.

In terms of noise, the unit will be at least 20m from any neighbours and is screened by vegetation and high fences so it is unlikely to cause any noise nuisance. Nevertheless a condition will be placed to ensure noise levels meet Council standards.

Due to the nature of the proposals, no harmful impact would be caused to the neighbouring amenity in terms of loss of light, outlook or privacy.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and preserving the setting of the listed building, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision; the Hampstead CAAC have withdrawn their objection to the proposal following further details provided regarding the enclosure. The planning history of the site has been taken into account when coming to this decision.

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

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer