

Application ref: 2023/0162/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Baynes&Mitchell  
28 Poland Street  
London  
W1F8QP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**20 Well Road**  
**London**  
**NW3 1LH**

Proposal:  
Addition of an air source heat pump within a timber louvred enclosure, positioned within the garden of the existing dwelling.

Drawing Nos: Location Plan, 477000, rev A; Existing Ground Floor Site Plan, 477001, rev A; Proposed Ground Floor Site Plan, 477201, rev F; Proposed Section C-C, 477272, rev B; Proposed Section D-D, 477273, rev B; Arotherm Plus specifications document; Cover letter dated January 2023, prepared by Baynes and Mitchell Architects; ASHP - Design and Access Statement dated 28 April 2023, prepared by Baynes and Mitchell Architects; Noise Impact Assessment, 18311, prepared by Clement Acoustics

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 shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

Reason: In order to comply with the provisions of Section 92 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- Location Plan, 477000, rev A; Existing Ground Floor Site Plan, 477001, rev A; Proposed Ground Floor Site Plan, 477201, rev F; Proposed Section C-C, 477272, rev B; Proposed Section D-D, 477273, rev B; Arotherm Plus specifications document; Cover letter dated January 2023, prepared by Baynes and Mitchell Architects; ASHP - Design and Access Statement dated 28 April 2023, prepared by Baynes and Mitchell Architects; Noise Impact Assessment, 18311, prepared by Clement Acoustics

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

- 3 Before the relevant part of the work is begun, detailed drawings, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Detailed design and specifications of the air source heat pump timber enclosure (to be submitted to the Local Planning Authority)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 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

- 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 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

Informative(s):

1 Reasons for granting permission/consent-

The proposed air source heat pump (ASHP) and timber enclosure would be located adjacent to the site's north-western corner, setback from the road and separated a generous distance from the character contributing dwelling house. The proposed addition outlined on the Proposed Ground Floor Site Plan has been approved as part of 2022/5516/P and does not form part of this application.

The timber enclosure, while adding additional bulk within the rear garden curtilage, would screen the modern, utilitarian structure of the ASHP from view while also serving as a means of weather protection. The enclosure is not of an insignificant size however given it would be a similar height as the existing boundary, be situated in a location currently occupied by an existing timber garden room to be removed, and be constructed with lightweight materials, the timber enclosure would blend in with backdrop of existing dense vegetation within the garden. Overall, the enclosure would be viewed as an ancillary element to the character contributing dwelling house.

For these reasons, the character and appearance of the Hampstead Conservation Area would be preserved

Overall the works will not harm the character and appearance of the host building, streetscene and 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.

With regard to noise effects, the applicant's submitted noise assessment report indicates that the proposed plant should be capable of achieving the proposed environmental noise criteria with specified noise mitigation at the nearest and potentially most affected noise sensitive receptor (21 Well Road). Council's Environmental Health Officer is satisfied that the submitted acoustic submission should meet Camden Local Plan 2017 guidelines. Therefore, the ASHP is acceptable in environmental health terms. Conditions of consent are proposed which would ensure the ASHP met noise and vibration criteria.

In terms of outlook and sunlight and daylight effects, the proposed ASHP timber enclosure would sit at a similar height to the existing boundary fencing. Therefore, any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light or outlook would be negligible.

One objection has been received from the owner of 21 Well Road. The owner objects to the ASHP being positioned in close proximity to the shared boundary, and specifically the living area and master bedroom of the dwelling at 21 Well Road. The objector is concerned that the ASHP would adversely

affect the level of sunlight and daylight access at her property, and cause noise and vibration effects. For the reasons discussed in the preceding sections of this report with regard to noise and vibration effects, outlook and sunlight and daylight effects, the ASHP would be acceptable in terms of harm to amenity of adjacent residents.

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 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.

- 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](http://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