

Application ref: 2023/1661/P  
Contact: Duty Determination Team  
Tel: 020 7974 XXXX  
Email:  
Date: 18 July 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Pellings LLP  
Northside House  
Mount Pleasant  
Barnet  
EN4 9EB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own Permission Under Regulation 3 Granted**

Address:  
**79 York Way**  
**London**  
**N7 9QF**

Proposal: Installation of solar panels to the roof, air source heat pump to the rear elevation, and replacement timber windows and doors to dwellinghouse (Class C3).

Drawing Nos: 2520922 025 - Location Plan, 2520922 026 - Site Plan, 252 922 028, 252 922 030, 252 922 031, 252 922 032, PUZ-WM60VAA(-BS) Ecodan R32 Monobloc Air Source Heat Pump product details, VITOCAL 200-A Monobloc Design product 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 2520922 025 - Location Plan, 2520922 026 - Site Plan, 252 922 028, 252 922 030, 252 922 031, 252 922 032, PUZ-WM60VAA(-BS) Ecodan R32 Monobloc Air Source Heat Pump product details, VITOCAL 200-A Monobloc Design product details.

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

- 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.

#### Informative(s):

- 1 Reasons for granting permission

Permission is sought for the installation of new PV and solar water heating panels to the roof of the building, one air source heat pump (ASHP) to the rear elevation at ground level, and the replacement of the existing single glazed timber windows and entrance door with new timber double glazed replacements to match the appearance of the existing.

The replacement windows and doors would match the detailing and appearance of the existing, and the solar panels would be installed to the butterfly roof where they would be shielded from views by the front parapet. As such, the proposed alterations would have very minimal impact on the appearance of the host building and would preserve the character and appearance of this part of the Camden Square conservation area.

Given the location and nature of the proposals, involving replacement glazing with no new window openings, and solar panels at roof level, there would be no impacts on neighbouring amenity in terms of overlooking, nor would there be any harm to daylight/sunlight or outlook.

The air source heat pump constitutes permitted development not needing planning permission as it meets the requirements and conditions of Schedule 2, Part 14, Class G of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) including the conditions that it will be used solely for heating purposes and not cooling, and is sited to

minimise its effect on the amenity of the area and appearance of the building.

No responses were received prior to determination, and the planning history of the site has been taken into account in this decision.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, 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-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