

Application ref: 2023/2981/P
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Date: 18 December 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Lisa Shell Architects Ltd
Unit EG2 Norway Wharf
24 Hertford Road
London
N15QT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 The Grove
London
N6 6JU

Proposal:

Erection of single storey side extension; erection of replacement single storey outbuilding, with air source heat pump to side (single storey extension approved pursuant to 2021/3374/P, dated 12/04/2022, and replacement outbuilding approved pursuant to 2023/0256/P, dated 03/08/2023)

Drawing Nos: GRO7 / LO / 001 / C; GRO7 / GAP2 / 001 / B; 402-L-P-109 Rev P02; Design, Access & Heritage Statement (Lisa Shell Architects), dated 20/07/2023; Noise report Rev B (Emtec), dated 31/05/2023.

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: GRO7 / LO / 001 / C; GRO7 / GAP2 / 001 / B; 402-L-P-109 Rev P02; Design, Access & Heritage Statement (Lisa Shell Architects), dated 20/07/2023; Noise report Rev B (Emtec), dated 31/05/2023.

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 Policy DH2 of the Highgate Neighbourhood Plan 2017.

- 4 Prior to use of the proposed installation, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from ASHP's equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from ASHP's equipment will be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS 4142:2014 "Methods for rating and assessing industrial and commercial sound" at the nearest and/or most affected noise sensitive premises, with all ASHP's operating at maximum capacity. Approved details shall be implemented prior to full commissioning of the installation 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 Local Plan 2017.

- 6 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 CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informatives:

1 Reasons for granting:

This application seeks planning permission for the erection of a single storey side extension and the erection of a replacement single storey outbuilding, with air source heat pump to the side. The plans have been altered during the course of the application to omit the installation of an air source heat pump on the roof of the single storey side extension, due to concerns about the visual impact and the proximity to a neighbouring property.

A key consideration is the fact a single storey extension was approved pursuant to planning permission 2021/3374/P, dated 12/04/2022, and a replacement outbuilding was approved pursuant to planning permission 2023/0256/P, dated 03/08/2023, and the permissions remain extant. This application only differs by way of the introduction of an air source heat pump to the side of the outbuilding and therefore this is the only element which needs to be assessed as part of this application.

The air source heat pump would be located at the southern end of the outbuilding, furthest away from the main building (which is grade II listed), where it is unlikely to detract from the character and appearance of the outbuilding, the garden or the wider conservation area, or impact harmfully on the setting of the listed building. The proposal is therefore considered to be acceptable in this respect.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of loss of outlook or overbearing impact etc. A Noise Report accompanies the application, which has been reviewed by the Council's Noise Officer. The assessment indicates that the proposed installation should be capable of achieving the Council's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors. Suitable conditions are attached to ensure noise levels do not exceed specified levels and to require the installation of anti-vibration measures. A further condition will ensure that the air source heat pump has no active cooling feature, in the interests of sustainability and combatting climate change.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving or enhancing the listed building or its setting or any features of special architectural or

historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with Policies A1, A4, D1 and D2 of the Camden Local Plan 2017 and Policies OS2, OS4, DH1, DH2, DH3, DH4 and DH10 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2023.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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.
- 5 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 2023.

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 centered on the page.

Daniel Pope
Chief Planning Officer