

Application ref: 2022/5210/P
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Development Management
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Martins Camisuli Architects
Unit 1
2a Oakford Road
London
NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**55 Queen's Crescent
London
NW5 3QG**

Proposal:

Extension of existing mansard roof extension; installation of new Air Source Heat Pump on mansard roof; insertion of rooflights to closet wing roof and new rear doors at ground floor level.

Drawing Nos: 224(00)_01 OS Site Plan 55 Queen's Crescent, MC.224(01)_01 Existing GA, MC.224(02)_02 Existing first GA, MC.224(01)_03 Existing second GA, MC.224(01)_04 Existing third GA, MC.224(01)_05 Existing Roof plan, MC.224(01)_07 Existing Section A, MC.224(01)_08 Existing Section B, MC.224(01)_09 Existing front and rear elevations, MC.224(01)_10 Existing Attic Section A, MC.224(02)_01 Proposed GA, MC.224(02)_02 Proposed first GA, MC.224(02)_03 Proposed Second GA, MC.224(02)_04 Proposed third GA, MC.224(02)_05 Proposed Roof plan, MC.224(02)_07 Proposed Section A, MC.224(02)_08 Proposed Section B, MC.224(02)_09 Proposed front and rear elevations, MC.224(02)_10 Proposed Attic Section A, MCS Planning Standard for air source heat pumps, Air Source Heat Pump Dimensioned Drawing, Design & Access Statement by Martins Camisuli dated 28th November 2022.

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:

224(00)_01 OS Site Plan 55 Queen's Crescent, MC.224(01)_01 Existing GA, MC.224(02)_02 Existing first GA, MC.224(01)_03 Existing second GA, MC.224(01)_04 Existing third GA, MC.224(01)_05 Existing Roof plan, MC.224(01)_07 Existing Section A, MC.224(01)_08 Existing Section B, MC.224(01)_09 Existing front and rear elevations, MC.224(01)_10 Existing Attic Section A, MC.224(02)_01 Proposed GA, MC.224(02)_02 Proposed first GA, MC.224(02)_03 Proposed Second GA, MC.224(02)_04 Proposed third GA, MC.224(02)_05 Proposed Roof plan, MC.224(02)_07 Proposed Section A, MC.224(02)_08 Proposed Section B, MC.224(02)_09 Proposed front and rear elevations, MC.224(02)_10 Proposed Attic Section A, MCS Planning Standard for air source heat pumps, Air Source Heat Pump Dimensioned Drawing, Design & Access Statement by Martins Camisuli dated 28th November 2022.

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 policy D1 of the London Borough of Camden Local Plan 2017.

- 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 total sound pressure level from the air source heat pump shall not exceed 42dB LAeq,5mins at the nearest residential receiver.

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 Policy A4 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The application site is a mid-terrace property, neither in a conservation area or listed. The works sought are an extension of the existing mansard roof, the installation of an air source heat pump (ASHP) to the roof, three rooflights to the roof of the closet wing and new fenestration at ground floor level to the rear.

Although the roof extension would be brought forward slightly and would therefore be more visible from the public realm, the design is deemed an improvement on the existing. The design would be akin to No 47 within the same terrace which has a more traditional angled mansard roof with dormer windows, instead of the current flat façade with floor to ceiling glazing. To the rear the mansard would be marginally extended, and subsequently the area of the external terrace would be reduced. Despite this, the extension is considered modest and acceptable.

The ASHP which would be fixed to the roof would be substantially set back and therefore would not be highly visible from surrounding public realm. A condition will be added to ensure the ASHP is used for heating only, as active cooling is strongly discouraged on sustainability grounds. The three rooflights proposed to the existing two-storey closet wing to the rear of the property would be aligned with the angle of the roof pitch. The fenestration changes to the rear at ground floor level reduce the framing but retains floor to ceiling glazing, this is considered a minor change that would not detract from the overall appearance of the host building. For these reasons the works are considered acceptable.

The roof extension to the existing roof extension would remain behind the front parapet and in between the existing party walls and is not considered to cause significant harm to surrounding properties in terms of loss of light or overlooking. The new dormer windows, although closer to the parapet, would not cause any more overlooking than is already possible to properties opposite with the existing full height glazing. The new rooflights to the rear projection are designed to bring in light rather than create an outlook and at this oblique angle they are not considered to present any material harm to habitable rooms nearby. The proposed ASHP has been assessed by the Council's Environmental Health Officer and is found to be acceptable. A condition has been added to ensure neighbour amenity is not unduly disrupted by noise. Overall, the proposal is not considered to give rise to any adverse amenity impacts.

No consultation responses were received. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Consequently, the development complies with Policies A1, A4, CC2, and D1 of the Camden Local Plan 2017. It also complies with relevant policies in the London Plan 2021 and accords with 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 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer