

Application ref: 2023/3443/P
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Date: 5 February 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

GCAD
51 Grove Road
London
SW19 1BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 Eldon Grove
London
NW3 5PT

Proposal:
Demolition and replacement of existing rear ground and first floor conservatories, new rooflights, alterations to rear fenestration, new front boundary treatment and air source heat pump in rear garden

Drawing Nos:

Site Location Plan DKR01 GC ZZ ZZ DP A 001, DKR01 GC ZZ RF DP A 100, DKR01 GC ZZ LG DP A 100, DKR01 GC ZZ 3F DP A 100, DKR01 GC ZZ 2F DP A 100, DKR01 GC ZZ 2F DP D 101, DKR01 GC ZZ GF DP A 100, DKR01 GC ZZ 1F DP A 100, DKR01 GC ZZ 1F DP D 101, DKR01 GC ZZ ZZ DE A 202, DKR01 GC ZZ ZZ DE A 201, DKR01 GC ZZ ZZ DE A 200, DKR01 GC ZZ ZZ DE A 220, DKR01 GC ZZ ZZ DS A 204, DKR01 GC ZZ ZZ DS A 203, DKR01 GC ZZ ZZ DE D 210, DKR01 GC ZZ ZZ DS D 214, DKR01 GC ZZ RF DP D 101 A, DKR01 GC ZZ 3F DP D 101 A, DKR01 GC ZZ LG DP D 101 B, DKR01 GC ZZ 1F DP A 102 A, DKR01 GC ZZ 2F DP A 102 A, DKR01 GC ZZ 3F DP A 102 A, DKR01 GC ZZ GF DP A 102 B, DKR01 GC ZZ RF DP A 102 A, DKR01 GC ZZ LG DP A 102 B, DKR01 GC ZZ ZZ DE D 211 B, DKR01 GC ZZ ZZ DE D 212 B, DKR01 GC ZZ ZZ DE A 221 B, DKR01 GC ZZ ZZ DE A 222 A, DKR01 GC ZZ ZZ DE A 223 B, DKR01 GC ZZ ZZ DS A 224 B

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:

DKR01 GC ZZ LG DP A 100, DKR01 GC ZZ 3F DP A 100, DKR01 GC ZZ 2F DP A 100, DKR01 GC ZZ 2F DP D 101, DKR01 GC ZZ GF DP A 100, DKR01 GC ZZ 1F DP A 100, DKR01 GC ZZ 1F DP D 101, DKR01 GC ZZ ZZ DE A 202, DKR01 GC ZZ ZZ DE A 201, DKR01 GC ZZ ZZ DE A 200, DKR01 GC ZZ ZZ DE A 220, DKR01 GC ZZ ZZ DS A 204, DKR01 GC ZZ ZZ DS A 203, DKR01 GC ZZ ZZ DE D 210, DKR01 GC ZZ ZZ DS D 214, DKR01 GC ZZ RF DP D 101 A, DKR01 GC ZZ 3F DP D 101 A, DKR01 GC ZZ LG DP D 101 B, DKR01 GC ZZ 1F DP A 102 A, DKR01 GC ZZ 2F DP A 102 A, DKR01 GC ZZ 3F DP A 102 A, DKR01 GC ZZ GF DP A 102 B, DKR01 GC ZZ RF DP A 102 A, DKR01 GC ZZ LG DP A 102 B, DKR01 GC ZZ ZZ DE D 211 B, DKR01 GC ZZ ZZ DE D 212 B, DKR01 GC ZZ ZZ DE A 221 B, DKR01 GC ZZ ZZ DE A 222 A, DKR01 GC ZZ ZZ DE A 223 B, DKR01 GC ZZ ZZ DS A 224 B

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 policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

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

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policy NE2 of the Hampstead Neighbourhood Plan 2018.

- 6 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 and policy DH1 of the Hampstead Neighbourhood Plan 2018.

- 7 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 policy DH1 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission:

The proposals involve alterations include replacement conservatory structures at ground and first floors to the rear, new fenestration to the rear, a new air source heat pump in the rear garden and the alterations to the front boundary treatment.

The new conservatories would maintain a similar massing and scale as the existing structures and are considered acceptable in terms of scale and siting. At ground floor, there would be a slight build-up of brick to create a parapet which would screen the glazed roof. The use of aluminium frames and doors on the rear is considered acceptable in this location on the more contemporary elements of the building. New double glazed timber windows on the rear elevation are proposed which are sympathetic to the host building and wider conservation area. Similarly, the black metal railings are appropriate for use on a building of this period. There would be minor changes to the glazing pattern on the casement windows, but these are minor alterations that would not detract from the overall appearance of the building. The rooflights have been reduced in size and scale and will be conservation-style units, thus are in keeping with the overall roofscape.

To the front, new metal gates and metal railings are proposed along with a small build-up of brick on the front boundary, and new porch steps are proposed. These changes would be in keeping with streetscene and wider conservation area.

The proposal is considered to preserve the character and appearance of the 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.

A new air source heat pump is proposed in the rear garden. This would be located along the eastern boundary and would be discreetly located behind planting. A condition is attached to ensure that this is only used for heating purposes and not for active cooling due to the environmental impacts of active cooling in line with the Council's sustainability policies. A noise impact assessment has been submitted and reviewed by the Council's Environmental Health Officer who has deemed it acceptable. Conditions are attached to ensure that the noise levels comply with the Council's requirements to prevent adverse noise pollution at neighbouring occupiers.

Although no trees would be removed, an arboricultural report has been submitted and reviewed by the Council's Tree and Landscaping Officer who has deemed it acceptable. A condition is attached to ensure that existing trees are protected during the works.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. One comment was received stating no objection, although commented on the location of the air source heat pump for maintenance reasons. 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, A2, A3, A4, CC1, CC2, D1 and D2 of the Camden Local Plan 2017 and policies DH1, DH2, and NE2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the London Plan 2021 and 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer