

Application ref: 2024/0062/P  
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Date: 6 March 2024

**Development Management**  
Regeneration and Planning  
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ADL Planning Pty Ltd  
1 The Arbory  
Plumpton Lane  
Great Plumpton  
PR4 3NH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**2 Ainger Road**  
**London**  
**NW3 3AR**

Proposal:  
Installation of ASHP and enclosure within front lightwell at lower ground floor, infill extension under stairs and replacement of railings

Drawing Nos: PLA 224 EX 01; PLA 224 EX 02 (block plan); PLA 224 EX02 (Existing plans); PLA 224 EX03; PLA 224 EX04; PLA 224 PL02; PLA 224 PL03; PLA 224 PL04; PLA 224 PL05, and Environmental Acoustic Impact Assessment by Conabeare Acoustics dated 15th December 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 :

PLA 224 EX 01; PLA 224 EX 02 (block plan); PLA 224 EX02 (Existing plans); PLA 224 EX03; PLA 224 EX04; PLA 224 PL02; PLA 224 PL03; PLA 224 PL04; PLA 224 PL05, and Environmental Acoustic Impact Assessment by Conabeare Acoustics dated 15th December 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.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally 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 enclosed with an acoustic enclosure, 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 safeguard the amenities of the adjoining premises and the area generally 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 CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The application site and adjoining terrace while not listed or in a conservation area is on Camden's local list and therefore this must be a consideration. The proposed ASHP and associated enclosure would be located at lower ground floor within the existing front lightwell. The enclosure would infill under the lightwell stairs and create additional storage space for the host property. It is noted that several other properties within this terrace have infilled under the stairs.

Given the modest depth of the lightwell and the siting of the existing bin platform, views of this infill and enclosure would be limited. The railings would be replaced to match the existing which would be acceptable. Overall, the design, scale and detailed design is considered to be acceptable, it is not considered to harm the character and appearance of the host building on the local list, nor the wider area.

A Noise Impact Assessment was submitted indicating that, with the provision of mitigation measures such as acoustic enclosures, the noise emitted from the ASHP would be within the requirements of Policy A4. The proposals have been reviewed by the Council's Environmental Health Officer who deem them to be acceptable. Conditions are attached to ensure that noise from the plant does not exceed the required levels and for anti-vibration measures to be installed.

Due to the siting of the proposed ASHP and other works, the proposal is not considered to cause any adverse impacts on the amenity of neighbouring occupiers in terms of loss of light, privacy or a sense of enclosure.

A condition is attached ensuring that the ASHP is only to be used for heating and not for active cooling in line with policy CC2.

No objections were received prior to the determination of this application. 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, D2 and CC2 of the Camden Local Plan 2017. 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](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 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



Daniel Pope  
Chief Planning Officer