

Application ref: 2023/4792/P
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Date: 7 March 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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www.camden.gov.uk/planning

Domus Architects and Project Managers Ltd
17a Sussex Ring
London
N12 7HX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
Punjab House
33J Mill Lane
London
NW6 1NZ

Proposal:
Retrospective application for the installation of 4no. Air condenser units on the roof

Drawing Nos: PA-01, PA-02, Design and Access Statement, Acoustic Consultancy Report (18/10/2023)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
PA-01, PA-02, Design and Access Statement, Acoustic Consultancy Report (18/10/2023)

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

- 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 policy D1 of the Camden Local Plan 2017 and Fortune Green and West Hampstead Neighbourhood plan policy 2.

- 3 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 installation operating 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.

- 4 Within two months of the date of this decision, the equipment hereby permitted 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.

- 5 Within two months of the date of this decision, the air source heat pump hereby approved must have the active cooling function disabled permanently or on the factory setting, and the air source heat pump shall only be used for the purposes of heating.

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 follows enforcement action (EN23/0633) in relation to the installation of four AC condensers. This is for retrospective permission for these units.

In terms of the design, these are located on the flat roof of the property and rise above the parapet. However overall these are relatively small units and do not adversely impact the character of the site or area.

In terms of amenity, the units are too small to incur any impact on outlook, privacy, daylight/sunlight. In terms of noise, the plant assessment has been assessed by our Environmental Health colleagues who confirmed that the plant noise criteria has been adequately predicted and are satisfied that the

submitted acoustic submission meets our local plan guidelines and therefore acceptable in environmental health terms. There are two compliance conditions attached to the application in relation to this.

The agent confirmed that these are being used for both heating and cooling. As a result, a condition will be placed on the application to ensure these units are only being used for heating and not active cooling, and therefore will perform better in sustainability terms.

One objection has been received prior to making this decision. This objection raised concerns in relation to design and environmental impact. The Fortune Green and West Hampstead Neighbourhood Forum have been consulted and have no comments. 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, CC1, CC2, D1 of the Camden Local Plan 2017, and policy 2 of the Fortune Green and West Hampstead Neighbourhood plan. 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 the National Planning Policy Framework.

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