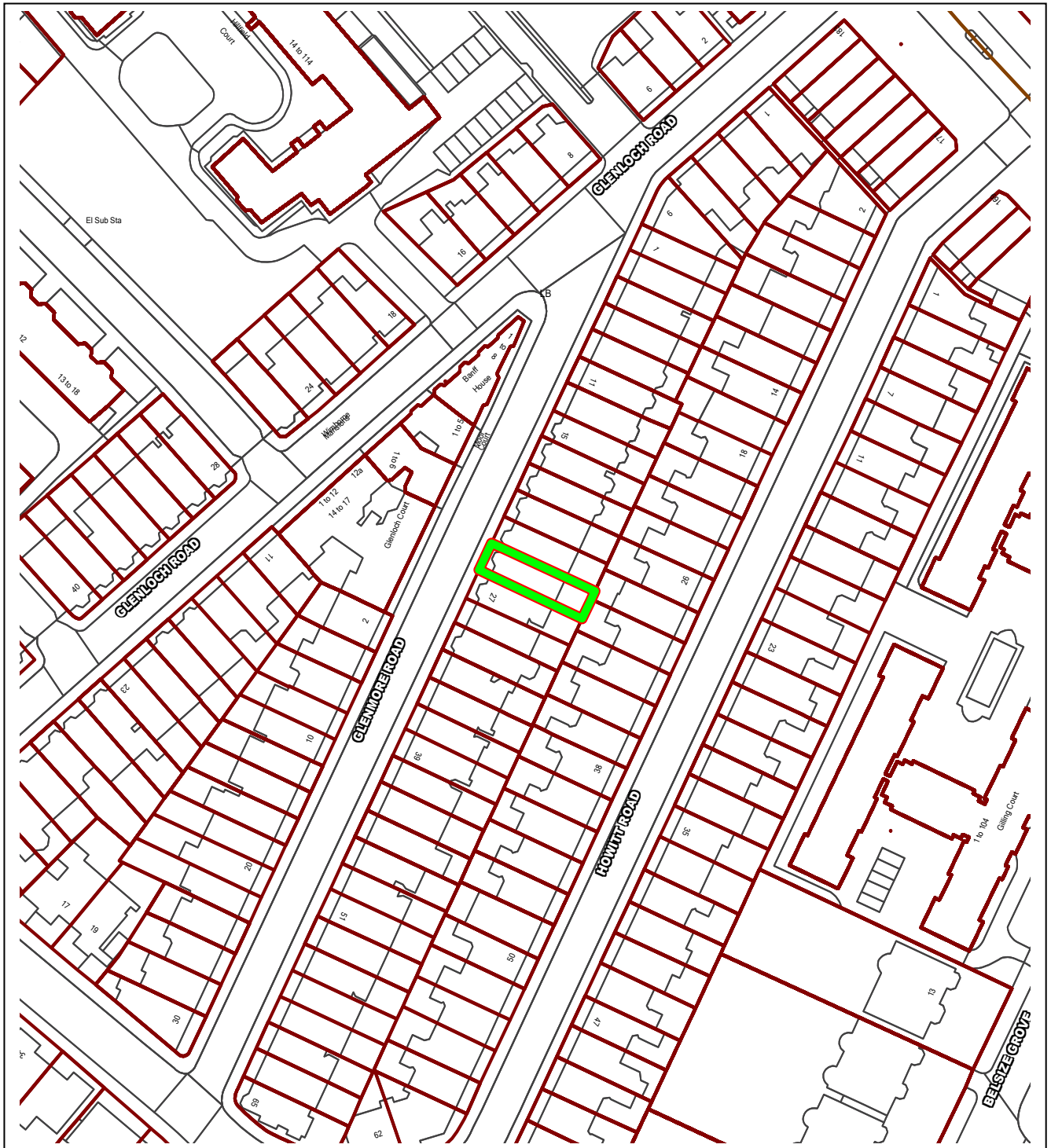


25 Glenmore Road 2023/3376/P



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2023/3376/P

Photos and Plans

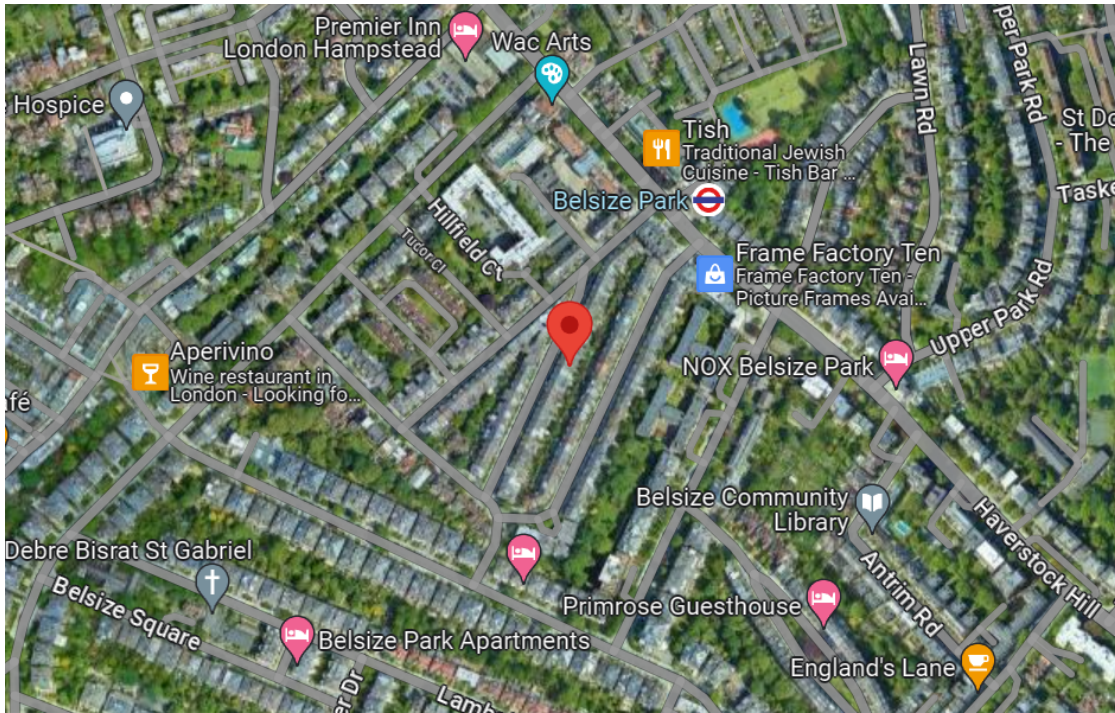


Photo 1 (above): Aerial view (source: Google 3D)

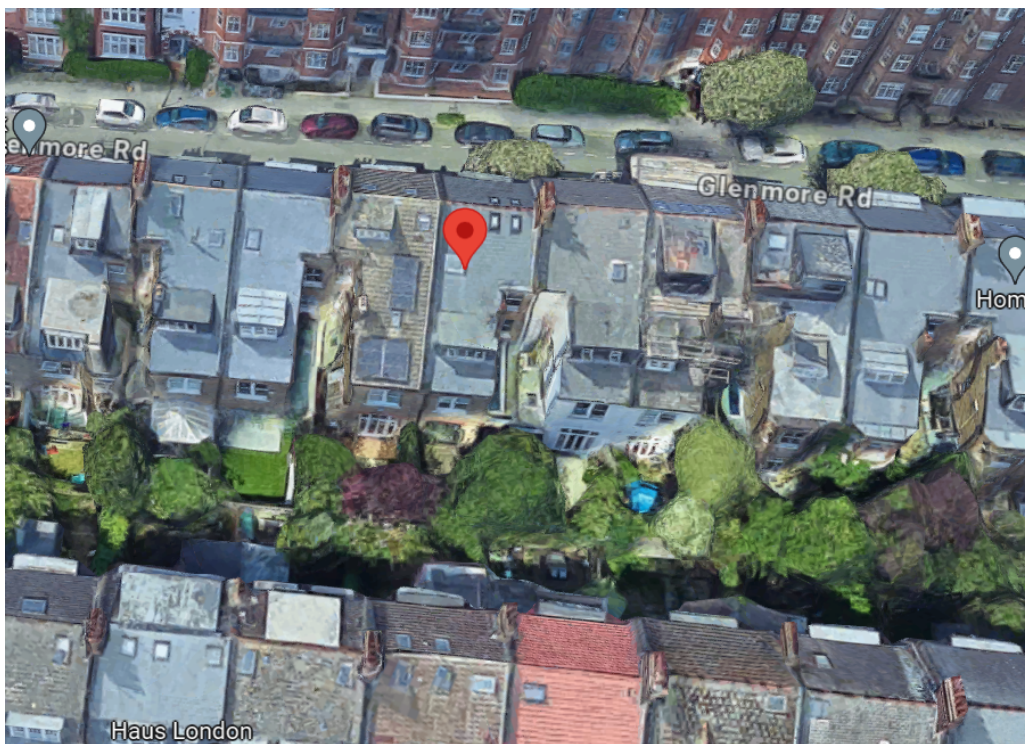


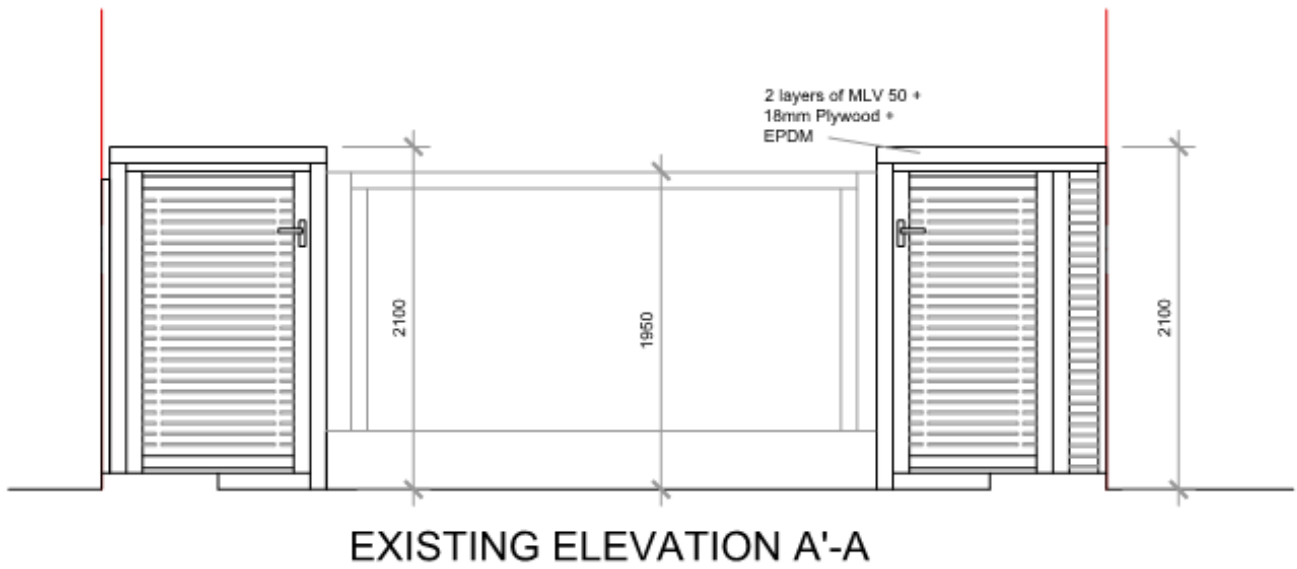
Photo 2 (above): Aerial perspective view (source: Google 3D)

2023/3376/P

Photos and Plans

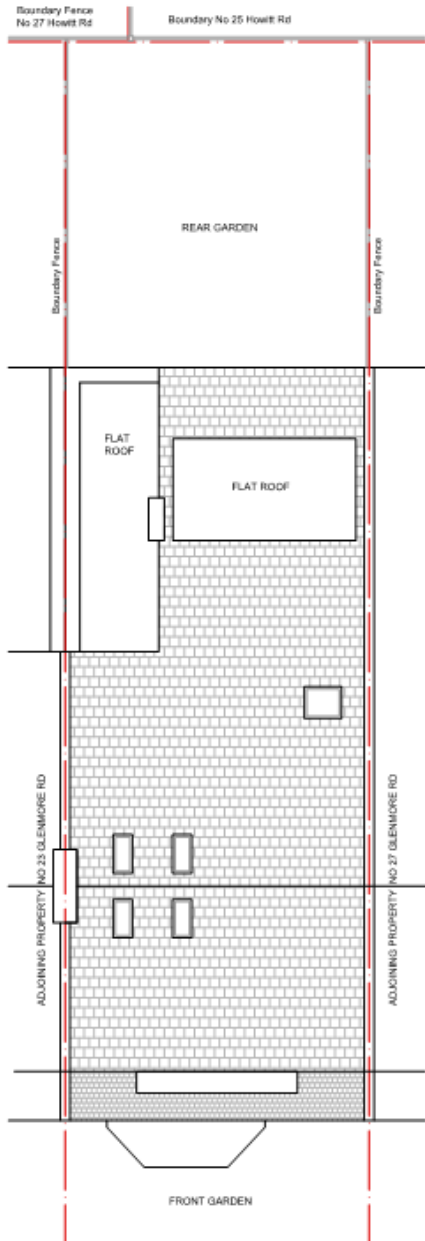


Photo 3 (above): Site photograph

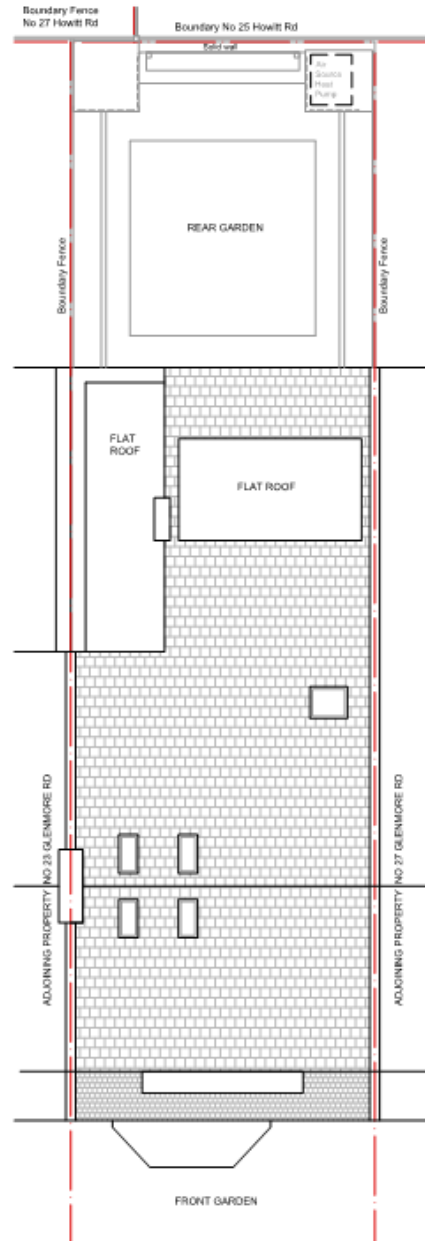


2023/3376/P

Photos and Plans



PRE-EXISTING ROOF/SITE PLAN



EXISTING ROOF/SITE PLAN

Delegated Report		Analysis sheet	Expiry Date:	11/10/2023
(Members Briefing)		N/A	Consultation Expiry Date:	15/11/2023
Officer			Application Number	
Lauren Ford			2023/3376/P	
Application Address			Drawing Numbers	
25 Glenmore Road London NW3 4BY			<i>See the draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Retrospective application for installation of air source heat pump within enclosure in rear garden.				
Recommendation:	Grant conditional planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>Site notices were displayed near the site on 20/09/2023 (consultation end date 14/10/2023).</p> <p>The development was also advertised in the local press on 21/09/2023 (consultation end date 15/10/2023).</p>			
Adjoining Occupiers:	No. of responses	10	No. of objections	9
Summary of consultation responses:	<p>Nine letters of objection were received from neighbouring residents. Their objections can be summarised as follows:</p> <ul style="list-style-type: none"> • Noise and vibration effects • Visual effects associated with the enclosure and the size and location of the enclosure • Contrary to Policy CC2 • No other surrounding properties require such units. • This product contains fluorinated greenhouse gases. <p><u><i>Officer's Response</i></u></p> <ul style="list-style-type: none"> • <i>Please refer to sections 2 (design and heritage) and 3 (amenity) of the report.</i> 			
Belsize CAAC:	The BCAAC were invited for consultation and responded that they have no comment.			

Site Description

The application site comprises a three-storied terraced dwelling located on the eastern side of Glenmore Road.

The application site is not listed but within the Belsize Park Conservation Area.

Relevant History

Application Site:

None relevant

Surrounding Area:

None relevant

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- D2 Heritage
- CC2 Adapting to climate change

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Energy efficiency and adaptation (2021)

Conservation Statements:

- Belsize Conservation Area Statement

Draft Camden Local Plan:

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The proposal

- 1.1. A retrospective application is being sought to install an air source heat pump to provide within an enclosure in the southeastern corner of the rear garden. The enclosure has a maximum height of 2.1m and is wooden and painted black. The ASHP would provide both heating and cooling to the property.

2. Design and Heritage

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 2.2. The acoustic enclosure is limited in visibility from neighbouring properties. It is situated in the southeastern corner of the garden and is screened from neighbouring properties by existing fencing and vegetation. The height of the enclosure does not exceed the height of the existing fencing. The Council's Conservation Officer has reviewed the proposal and did not raise any concerns. It is considered that the enclosure would not cause an unacceptable impact on the character and appearance of the host property and would preserve the character of the Belsize Park Conservation Area.
- 2.3. Given the size and scale of the unit and enclosure, they would read as subordinate to the host building and ensure sufficient garden space is retained.
- 2.4. Special attention has been paid to the desirability of preserving or enhancing the character of appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERZ) 2013. The proposal would be in accordance with policies D1 and D2 of the Camden Local Plan 2017.

3. Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes, as well as impacts caused by the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted by virtue of noise or vibrations.
- 3.2. The application was accompanied by an Acoustic Assessment, which has been reviewed by the Council's Environmental Health (Pollution) team, who are satisfied that the submitted acoustic submission meets local plan guidelines and is therefore acceptable regarding environmental health. The Council's Pollution Officer has recommended conditions around external noise level and requiring vibration mitigation measures to be installed, which have been attached.
- 3.3. The development is in the rear garden, away from neighbouring dwellings and residential windows, and is no higher than the existing boundary fencing. Given this, it is not considered that the proposal would result in any unacceptable outlook, daylight or sunlight effects.
- 3.4. It is not considered that the development would lead to a significant impact on the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4 of the Camden Local Plan 2017.

4. Sustainability

- 4.1. Policy CC2 requires development of all scales to follow the cooling hierarchy, with active cooling measures discouraged except if dynamic thermal modelling demonstrates a clear need for it after all the preferred measures are incorporated in line with the cooling hierarchy. An Overheating Risk Assessment has been reviewed by the Council's Sustainability Officer, who is comfortable with the proposal. The assessment demonstrates that all rooms within the subject dwelling fail the test except the kitchen and living room. It states that to provide thermal comfort within the property, air conditioning could be introduced in lieu of significant works which may not be in keeping with the current style of the property and with no guarantees that this would make a significant difference to thermal comfort. Based on the above, the proposal is considered to be in general accordance with policy CC2 of the Camden Local Plan 2017.

5. Recommendation

- 5.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd January 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/3376/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 15 January 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

WEA Planning
14 Windermere Rd
2nd Floor
Islington
London
N19 5SG
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
25 Glenmore Road
London
Camden
NW3 4BY

DECISION

Proposal:

Retrospective application for installation of air source heat pump within enclosure in rear garden.
Drawing Nos: Planning and Design Statement August 2023, Overheating Risk Assessment Revision 2, Planning Compliance Report Rev C, Location Plan 16-Aug-2023, GR-001 Rev B, GR-002 Rev C.

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 shall be carried out in accordance with the following approved plans: Planning and Design Statement August 2023, Overheating Risk Assessment Revision 2, Planning Compliance Report Rev C, Location Plan 16-Aug-2023, GR-001 Rev B, GR-002 Rev C.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The external noise level emitted from the air source heat pump 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

- 4 Within 1 month of the date of this permission, plant or equipment hereby approved 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

DECISION

Informative(s):

- 1 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).
- 2 You are advised that the Council's Transport Strategy Team will generally resist the formation of new pavement crossovers if their formation would necessitate an alteration that would be detrimental to an existing Controlled Parking Zone, which would appear to be the case in the circumstances of this site, as the proposed position of the new pavement crossover is in an existing resident's parking bay. It is recommended that you contact the Council's Transport Strategy Team, Camden Town Hall, Argyle Street, London WC1H 8EQ, (tel: 020-7974 5543) or email transportpolicyobs@camden.gov.uk for further details.
- 3 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 2021.

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

Chief Planning Officer

DECISION