

Application ref: 2024/0932/P  
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Date: 22 May 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Geoff Pyle  
32 Winscombe Street  
London  
N19 5DG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**24 - 32 Winscombe Street**  
**London**  
**N19 5DG**

Proposal:

Replacement of water tanks on the flat roofs of 5x dwelling houses (no.s 24, 26, 28, 30 and 32 Winscombe Road) with air-source heat pumps, along with the addition of photo-voltaic solar panels.

Drawing Nos: P1, rev A; P5, rev A; P6, rev C2; E1, rev A; E2, rev C3; E3, rev C3;  
Design and Access Statement prepared by Pentad Housing Society Ltd.; Noise Impact Assessment prepared by Parker Jones Acoustics, 10/05/2024; Acoustic Enclosure specifications document prepared by Environ

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- P1, rev A; P5, rev A; P6, rev C2; E1, rev A; E2, rev C3; E3, rev C3; Design and Access Statement prepared by Pentad Housing Society Ltd.; Noise Impact Assessment prepared by Parker Jones Acoustics, 10/05/2024; Acoustic Enclosure specifications document prepared by Environ

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 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 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 machinery 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.

- 5 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.

- 6 The air source heat pumps shall not be used for cooling purposes.

Reason: To ensure that the proposal is consistent with policy CC2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission/consent-

The proposal involves the removal of 4 existing water tanks at roof level of a group of five terraced houses, and the installation of 4 air source heat pumps and photo-voltaic solar panels. The PV panels would take up a large proportion of the roof space.

The solar panels would be largely concealed behind the roof parapets, and would be of limited visibility in the public domain due to their positioning on the flat roofs and being angled so as to not be visible from the street. The ASHP's would be located in a similar position as the existing water tanks (to be removed) at roof level, positioned centrally and set back from the roof edges, and they would be of a similar appearance and of a similar character as the water tanks which would be removed. The ASHP enclosures would also be painted grey to integrate with the existing building and limit their visual prominence.

Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The ASHPs and solar PV panels would improve the energy efficiency of the building, and therefore be consistent with policy CC1 which supports and encourages sensitive energy efficiency improvements to existing buildings. A condition is proposed to restrict the ASHPs from having a cooling function.

The Council's Environmental Health Officer is satisfied that the submitted acoustic submission should meet Camden Local Plan 2017 guidelines. Therefore, the ASHPs are acceptable in environmental health terms. Conditions are attached to ensure the plant meets noise and vibration criteria.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No comments have been received following statutory consultation on the 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, D1, D2, and CC1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.

- 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](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.

- 4 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).

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-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