

Application ref: 2023/5384/L  
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Date: 22 May 2024

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

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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;

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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. As such, the PV panels and air source heat pumps would not harm the architectural or historic merits of the Listed buildings and the significance of the Listed buildings would not be harmed.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer