

Application ref: 2024/1240/P  
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Date: 24 May 2024

**Development Management**  
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Lawrence Foster Architect  
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Cherry Hill  
London  
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EN51AZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**21 Belsize Park**  
**London**  
**NW3 4DU**

Proposal:

Details pursuant to condition 5 (ASHPs and mechanical ventilation) of planning permission 2021/5882/P (dated 15/09/2022) for; Change of use and conversion of existing hotel (C1) and associated basement flat (C3) to single family 6-bedroom dwellinghouse (C3).

Drawing Nos: PL-11 rev1; PL-01; PL-12; PL-02; PL-03; Design, Access and Heritage; Belsize Park Covering statement; ASHP Noise Assessment; Supporting SAP worksheets for energy and sustainability statement; Energy & sustainability option

Drawing Nos: PL-01, rev A; data sheet from SRE, 16/11/2023; Heat pump data sheet prepared by EcoForest; Cover letter prepared by Lawrence Foster Architect, 27/03/2024

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting consent-

The application is to discharge condition 5 of planning permission 2021/5882/P, relating to the provision of details for the ASHPs and any mechanical ventilation, associated with the refurbishment and conversion works provided for under the permission.

The details include a product information sheet for the selected ASHP model 'EVI 4-20'.

The cooling function for the ASHP would be deactivated by the sub-contractor when it is installed on-site. The system being installed is for under floor heating only.

The location of the ASHP (and associated enclosure) was approved under the extant permission, within a side passage to the west elevation of the building. The details submitted under this application do not propose any change to the approved ASHP location.

Following the applicant having undertaken further investigation, the applicant has found it necessary to be supplement the ASHP with a gas boiler. The submitted details for the boiler selected by the applicant, confirm the boiler would achieve NOx emissions of <40mgNOx/kwh and an energy efficiency rating >90%, and therefore comply with Council's requirements regarding the installation of new boilers. The provision of the gas boiler in addition to the ASHP is therefore appropriate and would not compromise the function of the ASHP.

The full impact of the proposed development has already been assessed. As such, the proposed development is in general accordance with policies CC1, CC2, D1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that condition 4 (noise mitigation) of planning permission 2021/5882/P dated 15/09/2022 is outstanding and requires details to be submitted and approved.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer