

Application ref: 2024/0972/P  
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Date: 5 June 2024

**Development Management**  
Regeneration and Planning  
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Hub Architecture Ltd  
Clara Vale Methodist Church  
Clara Vale  
Ryton  
NE40 3SW  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**Land At Spedan Close**  
**Spedan Close**  
**London**  
**Camden**  
**NW3 7XF**

Proposal:  
Proposed Gas Boilers and Flue to Existing Plant Room, with associated service runs.  
Removal of existing temporary gas boilers and external flue.  
Drawing Nos: Location plan, HUB347.SC.PS.03 rev A, HUB347.SC.PS.06 rev A,  
HUB347.SC.PS.05 rev A, CAMXXXX-CEN-SPC-XX-SC-M-400 001 P1,  
HUB347.SC.PS.04

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 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 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans-

Location plan, HUB347.SC.PS.03 rev A, HUB347.SC.PS.06 rev A, HUB347.SC.PS.05 rev A, CAMXXXX-CEN-SPC-XX-SC-M-400 001 P1, HUB347.SC.PS.04

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

Informative(s):

- 1 The site is a grade-II-listed Modernist housing estate of 1976 by Benson and Forsyth that makes a positive contribution to the Hampstead Conservation Area. To its north-east stands a semi-subterranean line of concrete service rooms and covered parking spaces, beneath a grass slope. Above the boiler room within this range, the ventilation system takes the form of two sculptural "periscopes" emerging from the grass bank. To the rear of these, another vent tube opens into a concrete trench in the hill side.

The applicant wishes to remove gas boilers from the boiler room and replace them with more efficient equipment. The flue will proceed through the outlet to the rear where it will rise to 3m high from the concrete ditch. This is considered preferable to a previous iteration where the flue emerged in the close context of the two concrete periscope vents. The interior of the boiler room is of low significance.

The flue is considered acceptable on design grounds and will not unduly harm the amenity of any neighbouring residential occupier with regards to loss of daylight/sunlight, outlook, or privacy.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2021. In dealing with the application, the Council has sought to work with

the applicant in a positive and creative way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer