

Application ref: 2024/1591/P
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Date: 9 August 2024

Development Management
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London Borough of Camden
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HCUK Group
12 Melcombe Place
London
NW1 6JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Villas On The Heath
Vale Of Health
London
NW3 1BA

Proposal:

Installation of an air source heat pump (ASHP) with associated enclosure on three storey rear wing. Replacement of skylight on rear extension with a flat rooflight. (See also 2024/2402/L for associated Listed Building Consent application)

Drawing Nos: EX01 (Rev A), EX02 (Rev A), EX03 (Rev A), PX01 (Rev A), PX02 (Rev A), PX03 (Rev A), PX04 (Rev A), PX05 (Rev A), SX01 (Rev A), SX02 (Rev A),

E01 (Rev A), E02 (Rev A), E03 (Rev A), P01 (Rev A), P02 (Rev A), P03 (Rev A), P04 (Rev A), P05 (Rev A), S01 (Rev A), S02 (Rev A)

PS01, PS02

TDX01, TDX02, TDX03, TD01, TD02

Planning Statement (April 2024), Heritage Statement (April 2024), Design and Access Statement (28/02/2024), Conservation Roof light document, Environmental Noise Assessment (104591C.ad.Issue1)

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 documents and drawings:

EX01 (Rev A), EX02 (Rev A), EX03 (Rev A), PX01 (Rev A), PX02 (Rev A), PX03 (Rev A), PX04 (Rev A), PX05 (Rev A), SX01 (Rev A), SX02 (Rev A),

E01 (Rev A), E02 (Rev A), E03 (Rev A), P01 (Rev A), P02 (Rev A), P03 (Rev A), P04 (Rev A), P05 (Rev A), S01 (Rev A), S02 (Rev A)

PS01, PS02

TDX01, TDX02, TDX03, TD01, TD02

Planning Statement (April 2024), Heritage Statement (April 2024), Design and Access Statement (28/02/2024), Conservation Roof light document,

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 Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 5 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.

The proposed plant shall be installed and constructed to ensure compliance with the limits and mitigation measures identified in the Acoustics Plus Noise Assessment ref:104591C, Issue: 01

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.

- 6 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.

Informative(s):

- 1 Reasons for granting permission:

The special interest of this listed building includes its architectural design and elevational hierarchy, its contribution to the setting of the wider listed group as part of a symmetrical pair with 1 Villas on the Heath, the internal plan form and surviving historic fabric.

The existing glazed skylight is a modern addition to the building which has covered over part of the original rear yard. Therefore, its removal would not result in the loss of historic fabric. The replacement rooflight would be much lower, and thus less visible than the existing. It would maintain the sense that this part of the site was outside space.

The existing mansard roof is a non-original feature. None other of the Villas on the Heath properties have such a mansard roof.

Following revisions the proposed ASHP would not be visible in street views. It is proposed to be installed on the three storey rear wing (as recommended by the Conservation officer). As such, the air source heat pump would have little impact on the appearance and setting of the listed building and character and appearance of the Conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s. 66 and s.72 of

the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the size and siting of the proposals, it is not considered that they would have any significant impacts on neighbouring residential amenity in terms of loss of daylight/sunlight, outlook, or privacy.

The acoustic report which has been submitted in respect of the air source heat pump has been reviewed the Council's Environmental Health team who have found that the noise levels are in accordance with LB Camden guidelines and would not result in any harm to the amenity of any neighbouring residential occupiers. Compliance conditions will be placed on the application in order to ensure the noise levels are kept to an acceptable level.

The air source heat pump is to be conditioned to ensure the active cooling setting will be switched off upon installation to ensure compliance with the Council's climate change and sustainability policies CC1 and CC2.

The planning history of the site was taken into account when coming to this decision. No objections were received during the statutory consultation period.

As such, the proposal is in general accordance with policies CC1, CC2, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2023.

- 2 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).
- 3 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.
- 4 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer