

Application ref: 2024/2656/P
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Date: 13 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Fraher and Findlay
Unit 3, Mercy Terrace
Ladywell
London
SE13 7UX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Cannon Place
London
NW3 1EH

Proposal: Replacement of the existing windows with new triple-glazed timber framed windows to match, lowering of the sill level of the ground floor rear window to format a new garden access door, installation of air source heat pump unit to side alleyway, installation of PV panels to the south-facing internal double-pitched roof and new timber garden gate
Drawing Nos: FF24006-PL-001 Rev P01, PL-002 Rev P02, PL-003 Rev P02, PL-004 Rev P01, PL-005 Rev P02, PL-006 Rev P02, PL-007 Rev P02, PL-008 Rev P02, PL-009 Rev P02, PL-010 Rev P02, PL-011 Rev P02, PL-012 Rev P02, PL-013 Rev P02, PL-014 Rev P02, PL-015 Rev P02, PL-016 Rev P02, PL-017 Rev P02, PL-018 Rev P02, PL-019 Rev P02, PL-020 Rev P02, PL-021 Rev P02, Noise Assessment, Design and Access Statement.

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: FF24006-PL-001 Rev P01, PL-002 Rev P02, PL-003 Rev P02, PL-004 Rev P01, PL-005 Rev P02, PL-006 Rev P02, PL-007 Rev P02, PL-008 Rev P02, PL-009 Rev P02, PL-010 Rev P02, PL-011 Rev P02, PL-012 Rev P02, PL-013 Rev P02, PL-014 Rev P02, PL-015 Rev P02, PL-016 Rev P02, PL-017 Rev P02, PL-018 Rev P02, PL-019 Rev P02, PL-020 Rev P02, PL-021 Rev P02, Noise Assessment, Design and Access Statement.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 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 Environmental Noise Assessment ref: 104626.ph.Issue1.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the replacement of the existing windows with new triple-glazed timber framed windows to match, lowering of the sill level of the ground floor rear window to format a new garden access door, installation of air source heat pump unit to side alleyway, installation of PV panels to the south-facing

internal double-pitched roof and new timber garden gate. The building is a large detached residential dwelling located within the Hampstead conservation area but not listed. The property is partially screened in views from the public realm at the front due to a brick boundary wall and established planting including a large tree.

It is proposed to replace the existing single and double glazed timber framed windows of the property with triple glazed timber frames to match the joinery details of the existing windows. It is also proposed to install an ASHP in the side passageway of the property behind within an acoustic enclosure. The placement of the ASHP will not result in it being viewable from the public realm at the front of the property. Solar panels are to be installed to the south-facing internal fold of the double pitched roof. It is considered that the placement of the solar panels in the roof form will result in them not being able to be visible from views from the public realm or the wider conservation area. It is considered that the combined alterations to the property will result in improved energy efficiency and will not result in detriment to the character or appearance of the building within the wider street scene and conservation officer.

It is also proposed to install a new metal railing style garden gate to the pedestrian access from the street to the property. It is considered that the nature of the material and design will result in the gate appearing permeable and will not have a negative impact on the appearance or character of the conservation area.

The location of the proposed ASHP is in a side access between the host property and the neighbour at 3 Cannon Place, it will be screened by an acoustic enclosure. A noise assessment was submitted which has been checked and found satisfactory by the Council's noise pollution Officer subject to conditions to be applied to the permission. Due to the nature and design of the works, it is considered that the proposal would not result in any undue harm to the amenities of neighbouring occupiers and the visual amenity of the conservation area and complies with policy A1, A4 and D1 and D2 of the Camden Local Plan and the aims and objectives of the Hampstead Conservation Area Statement 2001

One letter of objection was received from the neighbouring property commenting that the ASHP would cause detriment to residential amenity due to noise. This point is noted however the Council Noise Pollution Officer assessed that the scheme would be acceptable subject to conditions and that the ASHP therefore complied with policy A1 and A4 of the Camden Plan. Hampstead CAAC and Hampstead Neighbourhood Forum did not comment on the proposal.

The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, CC1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the Hampstead Conservation Area Statement 2001, The London Plan 2021 and the 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 2023.

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



Daniel Pope
Chief Planning Officer