

by planning portal

Camden Council
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall, Judd Street
London WC1H 9JE

27th October 2024

Dear Sir/Madam,

Householder Planning Application for 'works to rear garden including installation of 2 Air Source Heat Pumps (ASHP) and 1 Air Conditioning Condenser within acoustic enclosure panels, extension of existing raised terrace and associated landscaping works.'
– 12 Queensmead, St John's Wood Park, London NW8 6RE

We write on behalf of our client, Mr Rami Cohen Esq ('the Applicant'), to submit a householder planning application for installation of 2 Air Source Heat Pumps (ASHP) and 1 Air Conditioning Condenser, along with associated garden works, at the rear of the garden at 12 Queensmead. This is similar to a previously approved planning permission for the installation of 2 Air Source Heat Pumps (ASHP) in the same location to the rear of 12 Queensmead (reference 2022/4480/P dated 31/01/2023), but now with the addition of an Air Conditioning Condenser.

Application Package

The application comprises the completed application form and the following documents:

- Design and Access Planning Statement
- Existing/Approved/Proposed Drawings:
 - 171-0115 – Ground Floor Plans
 - 171-0116 – Site Sections / Elevations
 - 171-0117 – Site Sections / Elevations
- 171-0001 – Site Location and Site Plan
- Plant Noise Assessment Report
- Data Sheet E40c

The application fee of £258.00 (+ £70 service fee) Planning Portal administration fee has been paid online via the Planning Portal (ref: PP-13517684).

Background

Planning permission (ref. 2022/4480/P) was granted on 31st January 2023 at 12 Queensmead, London NW8 6RE for the following:

'Works to rear garden including installation of 2 Air Source Heat Pumps (ASHP) within acoustic enclosure panels, extension of existing raised terrace and associated landscaping works.'

There was also another planning application approved on 4th August 2022 (ref: 2022/2147/P) for:

Erection of single storey rear extension and rear dormer, including installation of 3 x rooflights to front slope.

Proposal

The Applicant has since purchased the property and inherited the planning approvals, but would like to include air conditioning within the property, to help deal with the increased temperatures that London now experiences.

The proposal is similar to the previously approved application for: *'Works to rear garden including installation of 2 Air Source Heat Pumps (ASHP) within acoustic enclosure panels, extension of existing raised terrace and associated landscaping works,'* but with the addition of the additional unit for the Air Conditioning condenser.

The proposed garden works are the same as the previously approved apart from the sunken terrace area where the plant units are to be located, which has been increased slightly to accommodate the additional unit.

Like with the previously approved application, the sunken area that the units are to be located within is to be lined with acoustic panels to reduce the impact that the units will have on any neighbouring properties.

As with the previous application, a Plant Noise Assessment Report has been produced by Auricl Acoustic Consulting to accompany this planning application.

Justification

The local authority, Camden Council, has requirements in relation to building services noise emissions affecting noise sensitive properties. Auricl have carried out a noise assessment of the proposed plant, in relation to the Camden Council requirements.

The external plant is proposed within a sunken plant area at the south-eastern end of the rear garden of the property, to maximise distance and screening from the nearest noise sensitive properties.

In addition, the vertical surfaces of the sunken plant area around the units will be fitted with acoustically absorptive panels to reduce acoustic reflections.

We have considered the nearest noise sensitive property to be the adjacent residential property to the north-east at 11 Queensmead as indicated on Figure 2.1, with the most affected window being at second-floor level at a distance of approximately 11m from the air source heat pumps or 12m from the condenser unit.

On the basis of the above Auricl have calculated that the total noise level associated with the proposed air source heat pumps is not predicted to exceed the proposed noise limit at the nearest noise sensitive property during both daytime and night-time periods.

The proposed Design and Access Planning Statement sets out the comparison of the proposed amendments with the existing/approved scheme.

It is important to note that the principles of scale and massing, elevational treatment and building heights have been retained, and the proposal follows the principals that were approved by the previous planning application (ref: 2022/4480/P).

Summary

We trust that this application pack contains sufficient information to validate the application on receipt and we look forward to receiving your decision within the 56-day target determination period. However, should you require any further information, please do not hesitate to contact me.

Yours Sincerely



Dominic Lamb RIBA - Director

for and on behalf of Dominic Lamb Architects