

Application ref: 2024/2749/P
Contact: Obote Hope
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Date: 3 December 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Schneider Designers
Basement Unit
14 Eldon Grove
London
NW3 5PT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1st And 2nd Floor
9 Princess Road
London
NW1 8JN

Proposal: The installation of an air source heat pump located at the rear with an acoustic enclosure and timber fence.

Drawing Nos: 232.(1).0.000; 232.(1).0.001; 232.(1).1.002; 232.(1).1.003; 232.(1). 0.001 (Existing first floor and roof plan); 232.(1).0.002 (Existing roof, front and rear elevation); 232.(1).0.003 (existing side elevation); Air Source Heat Pump Technical specification; Design and Access Statement by Schneider Designs Architects and Interior Designers; Planning Compliance Report by KP Acoustics LTD.

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: 232.(1).0.000; 232.(1).0.001; 232.(1).1.002; 232.(1).1.003; 232.(1). 0.001 (Existing first floor and roof plan); 232.(1).0.002 (Existing roof, front and rear elevation); 232.(1).0.003 (existing side elevation); Air Source Heat Pump Technical specification; Design and Access Statement by Schneider Designs Architects and Interior Designers; Planning Compliance Report by KP Acoustics LTD.

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 CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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.

- 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 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.

- 7 The proposed ASHP to be installed in the rear garden at ground floor level shall be constructed in accordance with the recommended details of the acoustic enclosure design as stated in the approved Noise Impact Assessment by Planning Compliance Report by KP Acoustics LTD and the proposed acoustic screen shall be permanently retained, thereafter.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical 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 proposed air source heat pump (ASHP) would be located in the rear garden of the property within timber acoustic screening which would be a minor change that wouldn't impact the character of the host building. Likewise, it would not have an adverse impact on the streetscene or the character of the Primrose Hill Conservation Area given its small size and lack of visibility from the public realm.

With regard to noise effects, the applicant's submitted noise assessment report indicates that the proposed plant should be capable of achieving the proposed environmental noise criteria with specified noise mitigation at the nearest and potentially most affected noise sensitive receptor. The Council's Environmental Health Officer is satisfied that the submitted acoustic submission should meet Camden Local Plan 2017 guidelines. Therefore, the ASHP is acceptable in environmental health terms. Conditions of consent are proposed which would ensure the ASHP meets the noise and vibration criteria.

Due to the nature of the works, its small size and its position, it is considered that the proposed ASHP is unlikely to result in neighbouring amenity impacts in terms of outlook or loss of light/overshadowing. As such, the ASHP would not be harmful to the amenity of adjacent residents.

Heat pumps are over three times more efficient than gas boilers and deliver significant carbon savings. Therefore, ASHP's are a welcome development that will aid in reducing energy consumption in the borough. However, active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy. In this case, the ASHP is proposed to be used for heating and hot water only and a condition will be attached to this permission requiring the active cooling function to be disabled on the factory setting and the air source heat pump to be used for the purposes of heating only.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill Conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act 2013.

The primrose Hill CAAC raised no objection to the provided a condition be attached to ensure that the noise levels are maintained at acceptable levels as set out in the Local Plan, which has been imposed. No further

comment/objection is raised with regards to works and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, CC1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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 'DP', is positioned above the typed name.

Daniel Pope
Chief Planning Officer