

Application ref: 2021/5967/P
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Date: 8 January 2025

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Susannah Price
12 St Ann's Gardens
London
NW5 4ER

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused and Warning of Enforcement Action to be Taken

Address:

12 St Ann's Gardens
London
NW5 4ER

Proposal:

Installation of 2 x heating/cooling units to the rear elevation at second floor level (retrospective).

Drawing Nos:

Location Plan Drawing #1; Roof Plan Drawing #2; Rear Elevation Drawing #3; Email demonstrating examples of possible air conditioning covers/enclosures, dated 05/12/2021; Noise Impact Assessment 17232-NIA-01 (prepared by Clement Acoustics, dated 06/12/2021).

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The condenser units, by virtue of their scale, design, location, and prominence constitute harmful and uncharacteristic additions to the host building and surrounding area, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017.
- 2 The condenser units, in the absence of a suitable acoustic enclosure, would likely be detrimental to neighbouring amenity in terms of noise nuisance, contrary to Policy

A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 3 The development has failed to justify the need for active cooling by reducing and mitigation the impact of dwelling overheating through the application of the cooling hierarchy, thereby failing to minimise carbon dioxide emissions, contrary to Policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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