

Application ref: 2024/5206/L
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Date: 29 January 2025

Development Management
Regeneration and Planning
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MAP Architecture
3rd Floor,
99-101 Farringdon Road
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EC1R 3BT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**31 South Hill Park
London
NW3 2ST**

Proposal:

Pipework associated with installation of an air source heat pump in the rear garden.
Drawing Nos: Design Access and Heritage Statement, Jan 2025; Acoustic Assessment of Proposed New Mechanical Services Equipment, 6th November 2024; E000; E001, Rev P1; E005; E006, Rev P1; P000, Rev P1; P004, Rev P2; P005, Rev P1; S001, Rev P1; S002.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Design Access and Heritage Statement, Jan 2025; Acoustic Assessment of Proposed New Mechanical Services Equipment, 6th

November 2024; E000; E001, Rev P1; E005; E006, Rev P1; P000, Rev P1; P004, Rev P2; P005, Rev P1; S001, Rev P1; S002.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The application property is located on the eastern side of South Hill Park and comprises a grade II listed dwelling within the South Hill Park Conservation Area.

The applicant is seeking permission for pipework associated with the installation of an ASHP in the rear garden. The proposed drawings were revised following officer comment whereby the location of the ASHP was moved away from the rear of the building, meaning listed building consent is no longer required for the ASHP or enclosure. Its size and location to the rear would preserve the conservation area.

The works associated with the pipework are minor and acceptable. Given the nature, scale and location of proposed works, it is not considered that they would harm the special interest of the listed building.

The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its special interest.

No objections were received following statutory consultation. The site's planning history has been taken into account when making this decision.

As such, the proposal is in general accordance with policy D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer