

London Borough of Camden, Planning – Department Control,
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

28st February 2025

Our project ref. no: 321

re: Application for a Lawful Development Certificate for the installation of an Air Source Heat Pump at 16 Twisden Road, London, NW5 1DN

To whom it may concern,

We write on behalf of our client, Ms Lucinda Sebag-Montefiore and Robert Dye, under section 191 for the Town and Country Planning Act 1990 (as amended) to apply for a Lawful Development Certificate: Proposed Use in relation to the installation of an Air Source Heat Pump at 16 Twisden Road, London, NW5 1DN.

16 Twisden Road is a two-storey semi-detached house. The area is predominantly residential. The site is within the Dartmouth Park Conservation Area but is not subject to any Article 4 Directions removing permitted development rights. It is not a listed building.

The certificate application seeks to confirm that the proposed installation of an air source heat pump is permitted development, and therefore does not require planning permission.

The submission pack includes the following documents:

- Application form
- Site location plan
- Existing and proposed drawings
- This covering statement
- Air Source Heat Pump Specification/Manual
- Econic Energy MCS calculation
- A Fee of £199.00 has been paid online

Assessment of Proposed Changes

Air Source Heat Pump

As stated in the guidance on air source heat pumps and planning permissions, found on London Borough of Camden's (LBC) website, the installation of an air source heat pump is permitted development under Class G – installation or alteration etc of air source heat pumps on domestic premises, in conservations areas that are not covered by an Article 4 Direction which removes permitted development rights for Air Source Heat Pump installations.

The guidance states that in order to comply with permitted development conditions, the air source heat pump should be used solely for heating purposes, and be sited, so far as is practicable, to minimise its effect on the external appearance of the building and the amenity of the area. We confirm that this proposal is inline with the guidance and Permitted Development Rights, Schedule 2, Part 14: Renewable energy, Class G, as follows:

- The air source heat pump will comply with the MCS Planning Standards or equivalent standards;
- The air source heat pump will not exceed a noise level of 42 dB(A) at a distance of 1 metre from the nearest neighbouring door or window, in compliance with MCS Planning Standards
- The development will **not** result in the presence of more than 1 air source heat pump on the same building or within the curtilage of the building;

- The volume of the air source heat pump's outdoor compressor unit (including any housing) will not exceed 0.6 cubic metres;
- Any part of the air source heat pump will **not** be installed within 1 metre of the boundary of the curtilage of the dwellinghouse
- The air source heat pump will **not** be installed on a pitched roof;
- The air source heat pump will **not** be installed on a flat roof where it would be within 1 metre of the external edge of that roof;
- The air source heat pump will **not** be installed on a site designated as a scheduled monument;
- No wind turbine condition: State that there will be no wind turbine installed on the property along with the ASHP
- The air source heat pump will **not** be installed on a building or on land within the curtilage of the dwelling house that is a listed building;
- In the case of land within a conservation area the air source heat pump-
 - Will **not** be installed on a wall of roof with fronts a highway; or
 - Will **not** be installed so that it is nearer to any highway which bounds the curtilage than the part of the dwelling house which is nearest to that highway.
- the air source heat pump is used solely for heating purposes;
- the air source heat pump is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
- the air source heat pump is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- the air source heat pump is removed as soon as reasonably practicable when no longer needed.

Conclusion

It is considered that the proposed installation of an air source heat pump in the rear garden of the property constitute permitted development and therefore does not require the benefit of planning permission. As such we hope that the Certificate of Lawfulness can be issued without delay.

I look forward to receiving confirmation that the application has been registered and validated. Please do not hesitate to contact us if you require any further information regarding this application.

Yours faithfully,

Robert Dye

for and on behalf of
Robert Dye Architects LLP