

Application ref: 2018/4728/P
Contact: Ben Farrant
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Date: 15 January 2019

Development Management
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Hybrid Planning & Development
PO Box 61294
53 Moorefield Road
London
N17 1EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
68 Heath Street
London
NW3 1DN

Proposal:
Replacement of 1 no. air conditioning condenser unit to the rear elevation, installation of instake ducting and air louvre.

Drawing Nos: Location Plan (unnumbered), 100, DAC/18/08/03 & Planning Compliance Review (Noise Report) ref: 18048.PCR.01 by KP Acoustics dated 22/08/2018.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan (unnumbered), 100, DAC/18/08/03 & Planning Compliance Review (Noise Report) ref: 18048.PCR.01 by KP Acoustics dated 22/08/2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB or more below the lowest background sound level at the nearest residential receptor at any time. The proposed plant shall be installed and constructed to ensure compliance with the above requirements and Planning Compliance Review (Noise Report) ref: 18048.PCR.01 by KP Acoustics dated 22/08/2018.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The subject site is located within the Hampstead Town Centre and is within a secondary shopping frontage. The site is within the Hampstead Conservation Area, and is a Grade II Listed Building. The property has access to a small rear

courtyard where there is an existing air conditioning unit.

This application proposes to remove the existing air conditioning unit to the rear of the building, to be replaced with a new unit in the same location together with the installation of ducting and a louvre.

The external works relating to A/C are located in an area of lesser significance and the routing of ductwork or siting of the louvre would not damage the building envelope or any other historic fabric. The works would not be publically visible, being entirely contained within this rear courtyard area. The works are therefore considered to have a neutral impact on the character, appearance and historic interest of the Grade II Listed Building and surrounding Hampstead Conservation Area.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed alterations would not impact adversely on the amenities of surrounding occupiers, and an appropriate noise impact assessment has been submitted alongside the application. The Council's Environmental Health Officer has made no objection to the proposed scheme based on the noise impact assessment, subject to appropriate conditions.

No comments have been received following the public consultation on this scheme. The planning history of the application site was considered prior to this determination.

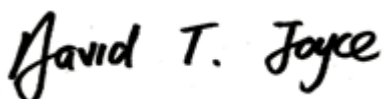
Given the above assessment, the proposed development is in general accordance with policies A1, A4, D1 & D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning