

Application ref: 2020/0135/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 4 September 2020

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

Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**10 Grand Union Walk
London
NW1 9LP**

Proposal: Replacement of domed roof light and roof access pod with two roof lights and installation of an air source heat pump and associated acoustic screen on the existing roof terrace all in association with the single family dwelling.

Drawing Nos: E001; E002; E010 rev B; E011; E012 rev B; E013; E020; E021 rev A; E022 rev A; E030; E031; P010 rev B; P011 rev B; P012 rev C; P013 rev A; P020 rev B; P021 rev C; P022 rev B; P030; P031; Covering letter prepared by Mishcon de Reya dated 6th July 2020; Design and Access Statement rev B produced by Hugh Callum dated July 2020; Heritage Statement Revised Scheme produced by Jon Lowe Heritage dated July 2020; Noise Report produced by Venta Acoustics dated 19th December 2019; Overheating analysis prepared by Peter Deer and Associates Ltd dated May 2020

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: E001; E002; E010 rev B; E011; E012 rev B; E013; E020; E021 rev A; E022 rev A; E030; E031; P010 rev B; P011 rev B; P012 rev C; P013 rev A; P020 rev B; P021 rev C; P022 rev B; P030; P031; Covering letter prepared by Mishcon de Reya dated 6th July 2020; Design and Access Statement rev B produced by Hugh Callum dated July 2020; Heritage Statement Revised Scheme produced by Jon Lowe Heritage dated July 2020; Noise Report produced by Venta Acoustics dated 19th December 2019; Overheating analysis prepared by Peter Deer and Associates Ltd dated May 2020.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

- 5 Before the use commences, the air conditioning plant shall be provided with acoustic isolation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal includes external works to install a new air source heat pump unit with metal louvre acoustic screening on the roof terrace on the roof of the house. Views of the air conditioning unit would be not possible from any public vantage point due to its height and size and the fact that it would be screened by the existing elevated parapet that surrounds the roof. It would be visually unobtrusive and would not harm the character and appearance of the listed building and will not impact on the surrounding conservation area. The replacement of the existing dome rooflight with a roof light of the similar size and height and replacement of a 1.2m high roof access pod opening with a 0.4m high one would not harm the character of appearance of the building and would be considered acceptable.

The location of the screened air source heat pump and replacement of the roof lights would not affect neighbouring amenity in terms of loss of light, privacy and outlook.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The applicant has submitted an overheating analysis as part of the application. Thermal modelling of the building has identified the second bedroom as high risk of overheating during the summer months. This is due to its orientation and design (single aspect north facing window ventilation) and the building's external fabric (insulated metal clad walls). Sensitive options to install passive design measures to improve ventilation and insulation are limited due to the listed status of the building. It is considered that, given the property is an existing listed building with limited scope to retrofit, the proposals would be considered acceptable and would meet the requirements of CC2.

The accompanying Noise Impact Assessment confirms that there would be no adverse impact to the amenity of neighbouring properties arising from the application proposal and would meet the requirements of policy A4. The Council's Environmental Health Officer has reviewed the report and considers that the air conditioning unit and associated screen would be acceptable subject to standard noise conditions to ensure that it operates in accordance with the report's recommendations. On that basis, the proposal will not harm the amenity of any residential occupiers in terms of noise.

No objections have been received prior to making this decision. 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 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, Intend to Publish London Plan 2019 and the National Planning Policy Framework 2019.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.

- 4 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 London Borough of Camden 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.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment