

Application ref: 2021/0101/P
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Date: 10 November 2021

Development Management
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Fuller Long Limited
Floor 5
10 York Road
London
SE1 7ND

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**32-34 Rossllyn Hill
London
NW3 1NH**

Proposal: Installation of roof lantern with new railings, replacement condenser units and duct on the roof of the rear ground floor extension. (Retrospective).

Drawing Nos: KOJO_P_01 REVA; KOJO_P_02 REVA; KOJO_P_03 REVA; Ordnance Survey Map commissioned by Emapsite Plans; Air conditioning Installation manual no date; Noise Pollution Assessment dated 9th December 2020.

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

Reason(s) for Refusal

- 1 In the absence of dynamic thermal modelling to demonstrate the need for the 3 x air conditioning units, the Council cannot be satisfied that the proposed works are necessary and that appropriate climate adaptation measures to reduce the impact of overheating could not be achieved by other preferred measures as set out in the cooling hierarchy. The proposal is therefore contrary to Policy CC2 (Adapting to climate change) of the Camden Local Plan 2017.
- 2 The development, as a result of noise disturbance arising from the air conditioning units and associated plant, would result in unacceptable harm to the amenity of surrounding residential occupants, contrary to policies A1 (Amenity) and A4 (Noise

and vibration) of the London Borough of Camden Local Plan 2017 and policy DH1 (Design) of the Hampstead Neighbourhood Plan 2018 to 2033.

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 paragraph 38 of the National Planning Policy Framework 2021.

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:

<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 blue rectangular background.

Daniel Pope
Chief Planning Officer