

Application ref: 2021/4638/P
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Date: 27 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

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planning@camden.gov.uk

www.camden.gov.uk/planning

Andrew Neil Associates Ltd
D'Abernon
Station Road
Gilling East
YO62 4JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 16
St. Stephens Close
Avenue Road
London
NW8 6DB

Proposal:

Installation of air source heat pump on clerestory upstand on roof level and replacement of the two clerestory windows with aluminium louvre panels.

Drawing Nos: PL-201, PL-202, PL-203, PL-204, PL-205, PL-206, PL-207, PL-208, PL-209, PL-210, Design & Access Statement (dated 22 September 2021), Environmental Noise Assessment (by Acoustic Associates SW Ltd and dated 9 September 2021).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: PL-201, PL-202, PL-203, PL-204, PL-205, PL-206, PL-207, PL-208, PL-209, PL-210, Design & Access Statement (dated 22 September 2021), Environmental Noise Assessment (by Acoustic Associates SW Ltd and dated 9 September 2021).

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

- 3 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 of the London Borough of Camden Local Plan 2017.

- 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 Source Heat Pump shall be provided with sound attenuation and anti-vibration measures in accordance with the scheme hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the neighbouring premises 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 proposed white polyester coated aluminium louvre windows will occupy the same structural openings as that of the existing clerestory windows within the roof projection and will provide added ventilation to two bathrooms located below the clerestory upstand. The use of aluminium louvre windows is considered appropriate given the location of the windows on the roof of the six storey building and that they will not be visible from any public vantage point.

The proposed Air Source Heat Pump (ASHP) will be located on top of the clerestory upstand and will have a total height of 1.38 metres and a depth of

370mm. It will adjoin an existing higher roof plant room and on account of its setback and location on a 6 storey high building, it will be fully screened from view from the ground and will not be visible from any private or public viewpoint.

The new ASHP will provide an energy efficient form of heating and hot water than what is currently available within the block. The new heating system would operate independently of the current system and would only serve Flat 16.

An environmental noise impact assessment was submitted in support of the proposal. The assessment demonstrates that noise emissions from the proposed ASHP at 22 dB or less would be 10 dB less than the surveyed background noise levels of 36 dB. The ASHP proposed will produce low noise levels and therefore will comply with the Council's requirements. Vibration will also be controlled using high deflection neoprene turret mounts. The requirements for the Council's noise standards shall be secured by condition.

Given the location and nature of the proposal, it is not considered that they will harm the amenity of any adjoining residential occupiers in terms of outlook, privacy, light or noise impacts.

No comments were received from neighbours prior to 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 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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 paragraph 38 of the National Planning Policy Framework 2021.

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