

Application ref: 2022/0391/P
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Date: 12 August 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Kelly and Michael Pawlyn
Flat 6 Grove End House
150 Highgate Road
Camden
London
NW5 1PD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Grove End House
150 Highgate Road
London
Camden
NW5 1PD

Proposal:

Repairs and alterations to the flat roof, rear mansard and rear windows; removal of rooftop water tank; relocation of existing rooflight and installation of three new rooflights; installation of an air source heat pump.

Drawing Nos: 1502-AR-000 Rev 00, 1502-AR-001 Rev 01, 1502-AR-102 Rev 05, 1502-AR-103 Rev 03, 1502-AR-104 Rev 03, 1502-AR-105 Rev 03, 1502-AR-200 Rev 03, 1502-AR-205 Rev 04, 1502-AR-302 Rev 03, 1502-AR-307 Rev 05

Supporting documents: Acoustic consultancy report ref: 09399/3/1/2; Grove End House, Heritage, Design and Access Statement rev 07 dated 01.02.22

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:

1502-AR-000 Rev 00, 1502-AR-001 Rev 01, 1502-AR-102 Rev 05, 1502-AR-103 Rev 03, 1502-AR-104 Rev 03, 1502-AR-105 Rev 03, 1502-AR-200 Rev 03, 1502-AR-205 Rev 04, 1502-AR-302 Rev 03, 1502-AR-307 Rev 05

Supporting documents: Acoustic consultancy report ref: 09399/3/1/2; Grove End House, Heritage, Design and Access Statement rev 07 dated 01.02.22

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 The proposed air source heat pump is to be used for heating purposes only (no active cooling).

Reason: to ensure the development is energy efficient and sustainable in accordance with Policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The proposed works are considered to be acceptable in terms of design and conservation. All replacement and repair work are considered to be necessary to avoid further damage to the property and would be achieved in a way which would preserve the historic fabric of the building. The existing water tank is no longer necessary, and its removal would be inconsequential. The new air source heat pump would be of an appropriate scale and siting and would not be visible from the public realm. The design, scale, siting and materials of the proposals would be in keeping with the character and appearance of the subject property and wider conservation area, and as such the character and appearance of the listed building and conservation area would remain preserved.

It is not considered that there would be any significant detrimental impact to residential amenity. The proposed alterations would not involve any significant increase in massing. No new views would be afforded into any neighbouring habitable windows as a result of any element of the proposal.

Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and BS 4142:2014. Calculations show that noise emissions from the proposed unit installation would be sufficiently low as to cause no negative impact on nearby noise sensitive residential receivers with the specified attenuation measures, therefore meeting the Council's requirements.

The new air source heat pump would be used for heating purposes only and would replace an existing gas boiler, as such it would result in a more energy efficient outcome and carbon reduction, in accordance with the Council's climate change policies.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, and of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with Policies D1, D2, A1, A4, CC1 and CC2 of the Camden Local Plan 2017, and policies DC2 and DC3 of Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

2 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.

- 3 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.

- 4 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).

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



Daniel Pope
Chief Planning Officer