

Application ref: 2022/1308/P  
Contact: Nora-Andreea Constantinescu  
Tel: 020 7974 5758  
Email: [Nora-Andreea.Constantinescu@camden.gov.uk](mailto:Nora-Andreea.Constantinescu@camden.gov.uk)  
Date: 20 September 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

GML Architects  
Unit 3  
1-4 Christina Street  
London  
EC2A 4PA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**251 Goldhurst Terrace**  
**London**  
**Camden**  
**NW6 3EP**

Proposal:  
Installation of 2 no. Air Source Heat Pumps (ASHP) used for heating, in rear garden.

Drawing Nos: Proposed Plan 4964/PA/03a; Proposed elevation 1 4964/PA/03a; Proposed elevation 2 4964/PA/04a; Proposed Elevation 2 Design & Heritage Statement dated 23/03/2022 by GML Architects; Cover letter by GML Architects dated 23/03/2022; Plant Noise Assessment by RBA Acoustics dated 24/01/2022; Product specifications Stiebel Eltron WPL 25 ACS Product no: 236643; Location Plan 4536/PA/00; Arboricultural Survey & Impact Assessment dated July 2022 by Marcus Foster.

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:

Proposed Plan 4964/PA/03a; Proposed elevation 1 4964/PA/03a; Proposed elevation 2 4964/PA/04a; Proposed Elevation 2 Design & Heritage Statement dated 23/03/2022 by GML Architects; Cover letter by GML Architects dated 23/03/2022; Plant Noise Assessment by RBA Acoustics dated 24/01/2022; Product specifications Stiebel Eltron WPL 25 ACS Product no: 236643; Location Plan 4536/PA/00; Arboricultural Survey & Impact Assessment dated July 2022 by Marcus Foster.

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 policies 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 with specified noise mitigation hereby approved shall be lower than the typical 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 all machinery operating together at maximum capacity and thereafter be permanently retained.

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 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Survey & Impact Assessment (BS5837:2012) ref. AIA/MF/0109/22 dated July 2022 by Marcus Foster Arboricultural Design & Consultancy. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the

permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

Informative(s):

1 Reasons for granting permission:

The proposal includes replacement of existing gas boilers located in the host dwelling, with two hot water and heating systems - Air Source Heat Pumps (ASHP) to be located in the rear garden. The proposed ASHP would replace gas boilers and provide an electricity based system which aligns with Camden's climate mitigation and adaptation policies, CC1 and CC2.

The plant units would have a modest size and be located away from the boundary fence with 249 Goldhurst Terrace. Due to their modest size, the plant units would not be visible from the neighbouring properties and would occupy a small area of the rear garden. The proposal would maintain the existing openness of the rear garden and not detract from its character.

In terms of impact on neighbouring amenity, a Noise Assessment has been submitted and assessed by Environmental Health Officers, which confirmed that the plant equipment would not result in harmful noise or vibration subject to two compliance conditions to be attached on the decision notice.

Due to the nature of the proposals, no harmful impact would be caused to the neighbouring amenity in terms of loss of light, outlook or privacy.

An Arboricultural assessment has been submitted to demonstrate the new relocated position of the plant units would not result in harm to the existing tree roots. Tree officers have reviewed this and confirmed acceptability of the proposed plant units.

No objections were 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, A2, A3, A4, D1, D2, CC1, CC2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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](http://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:

<https://www.gov.uk/appeal-householder-planning-decision>.

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