

Application ref: 2022/3685/P
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Date: 23 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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planning@camden.gov.uk
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Godsmark Architecture
Unit 9, Shoreditch Town Hall
380 Old Street
London
EC1V 9LT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**1 Nelsons Yard
London
NW1 7RN**

Proposal:

Installation of replacement windows on all floors and elevations, replacement front garage door and new external air-source heat pump on roof

Drawing Nos: 901NY PA00, 901NY PA01, 901NY PA02, 901NY PA03, 901NY PA04, 901NY PA05, 901NY PA06, 901NY PA07, 901NY PA08, 901NY PA10, 901NY PA11, 901NY PA12, 901NY PA13, 901NY PA14, 901NY PA15, 901NY PA16, 901NY PA17, 901NY PA19 (East Elevation as existing), 901NY PA19 (Block Plan), 901NY PA20, 901NY PA21, 901NY PA22, Design and Access Statement (17/08/2022)

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- 901NY PA00, 901NY PA01, 901NY PA02, 901NY PA03, 901NY PA04, 901NY PA05, 901NY PA06, 901NY PA07, 901NY PA08, 901NY PA10, 901NY PA11, 901NY PA12, 901NY PA13, 901NY PA14, 901NY PA15, 901NY PA16, 901NY PA17, 901NY PA19 (East Elevation as existing), 901NY PA19 (Block Plan), 901NY PA20, 901NY PA21, 901NY PA22, Design and Access Statement (17/08/2022)

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 Prior to first use of the air-source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air-source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

- 5 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.

Informative(s):

- 1 Reasons for granting permission.

The proposal includes replacing the garage door with new fanlight and timber panelling to match an adjoining door and replacing all windows on the upper floors at front and rear with aluminium framed windows. The design of windows has been altered to have simple single panes instead of multi-pane designs to match neighbouring houses. These alterations are small within the context of this 1990's building and wider conservation area, as the existing window design is not a strong characteristic for the area and as the site is secluded in a private mews culdesac with limited visibility.

An air-source heat pump is also included which is only for heating the property and replaces the gas powered heating system. The applicant has agreed to a condition to ensure the unit is only for heating and not cooling. It is set back from the roof edge and will not be visible from the street.

The alterations will not harm the character and appearance of the host building, the terrace of which it is part, the streetscene or conservation area.

The replacement fenestration will have no impact on neighbourhood amenity. The air-source heat pump is located centrally on the roof replacing an existing boiler such that it will not harm outlook and daylight to neighbours as it cannot be seen directly. A condition regarding noise levels is imposed to ensure this unit does not cause any noise nuisance and to protect the amenities of the neighbours.

The development is considered to preserve the character and appearance of the Conservation Area. 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.

Two objections have been received prior to making this decision regarding the air source heat pump and window alterations and their impacts on townscape and amenities. These and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, CC1, CC2, 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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer