

Application ref: 2022/4480/P
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Date: 31 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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HCLA
7 Harbet Road
London
W2 1AJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

12 Queensmead
St John's Wood Park
London
NW8 6RE

Proposal:

Works to rear garden including installation of 2 Air Source Heat Pumps (ASHP) within acoustic enclosure panels, extension of existing raised terrace and associated landscaping works.

Drawing Nos: Site Location and Block Plan; Plant Noise Assessment Report; 0115_P01; 0116_P01; 0117_P01; Data Sheet E40c.

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: Site Location and Block Plan; Plant Noise Assessment Report; 0115_P01; 0116_P01; 0117_P01; Data Sheet E40c.

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 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 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.

- 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 proposal includes the installation of two Air Source Heat Pumps (ASHP) in the rear garden, plus acoustic enclosure panels around them in the sunken plant area. The proposal also involves the extension of the existing raised terrace over the whole rear garden.

The ASHPs are welcome and would align with Camden's policies CC1 and CC2A on climate mitigation and adaptation. The plant units would be an appropriate scale and would be sited in a suitable location where they are not visible from the public realm. The view from neighbouring properties is also shielded by the sunken position of the AHSPs and the garage and boundary wall that border the plant units on respective sides, so it would not be clearly visible. The plant units would only occupy a small area of the rear garden and would therefore not detract from the building's character.

A plant noise assessment report has been submitted which shows that appropriate noise guidelines have been followed. The report shows that noise emissions from the proposed unit 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 on noise levels.

The proposed extension of the existing terrace would replace the surface of the terrace with porcelain paving slabs, which is considered an appropriate replacement for the existing concrete. The works to the terrace do not involve the removal of any green space as the rear garden is already completely paved, and there are spaces for planters proposed, which would act to both block sound from the ASHPs and improve biodiversity. Planting rails along the top of the party wall would also provide shielding to reduce impacts on noise and privacy. There is no reduction in the existing rear garden space and the proposed terrace would be subordinate to the host building, so the works to the terrace are considered to be acceptable. They would not be visible from the street as they are hidden behind the rear boundary wall.

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.

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, D1, CC1 and CC2 of the Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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



Daniel Pope
Chief Planning Officer