

Application ref: 2022/3603/P  
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Date: 7 March 2023

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

Phone: 020 7974 4444

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

RISE Design Studio  
213 Shirland Road  
London  
W9 3JP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**12 Cressy Road**  
**London**  
**NW3 2LY**

#### **Proposal:**

Variation of condition 2 (approved plans) of planning permission ref 2021/2554/P dated 20/01/2022 (for Side infill extension with lightwell and green roof, and aluminium framed double glazed doors and a fixed window to rear elevation), namely to include revised brickwork and cladding to approved extension and to install MVHR intake/ exhaust at 1st floor of closet wing and new ASHP unit in rear garden

Drawing Nos: Site Location Plan GA-03-0001, GA-03-0010, 0011, 0020, 0021, 0030, 0060. 1000-RevA, 2000-RevA, 3000, 6001-RevA. GA-03-1001-RevB, GA-03-2001-RevB. Design, Access and Heritage Statement (Rise May 2021). Design and Access and Heritage Statement Addendum September 2022), Noise Impact Assessment (Rise September 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 the original permission, reference 2021/2554/P,

dated 20/01/2022.

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 Plan GA-03-0001, GA-03-0010, 0011, 0020, 0021, 0030, 0060. 1000-RevA, 2000-RevA, 3000, 6001-RevA. GA-03-1001-RevB, GA-03-2001-RevB. Design, Access and Heritage Statement (Rise May 2021). Design and Access and Heritage Statement Addendum (September 2022), Noise Impact Assessment (Rise September 2022).

Reason: For the avoidance of doubt and in the interests 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 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 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.

Informative(s):

- 1 Reasons for granting permission:

This application seeks to vary the approved scheme to revise the brickwork to the rear elevation at ground floor level and revise the cladding to the rear infill

extension. It also specifies a new air source heat pump in the rear garden and a new vent to the side of the closet wing at first floor level. None of the variations would affect the front of the building and would not be visible from the public realm. These revisions are considered to be minor variations to the approved scheme in this instance.

The bricks used at ground floor rear shall be reclaimed and bonded in a rustic style. The cladding used for the side infill shall be quarry tiles. Given these alterations are at rear ground floor with limited visual impact on the appearance of the host building and character of the conservation area, it is not considered any harm would be caused by these minor variations to the approved scheme.

The installation of a small intake/exhaust vent to the side of the closet wing at first floor level is considered acceptable. Given the scale of this installation, it would be entirely subordinate to the host property and would not appear incongruous in this residential setting.

The proposed installation of an ASHP unit in the rear garden would be fitted within a louvred enclosure in the north east corner of the rear garden. The scale of the device is quite minimal with a footprint of approx. 1.05m by 0.6m and a height of 1.02m. It is discreet in size and location and will have no harmful impact on the host building or conservation area. The applicant has submitted a noise impact assessment detailing the nearest noise sensitive receptors and details of mitigation measures. The noise impact assessment confirms the predicted noise levels of plant would be within acceptable limits. A condition is imposed to ensure that it complies with the Council's standard maximum noise levels.

The variations to the approved scheme are not considered to give rise to any harmful impacts on neighbouring residential amenity in terms of loss of light, privacy or outlook.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

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.

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 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.

- 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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope  
Chief Planning Officer