

2026/0649/P

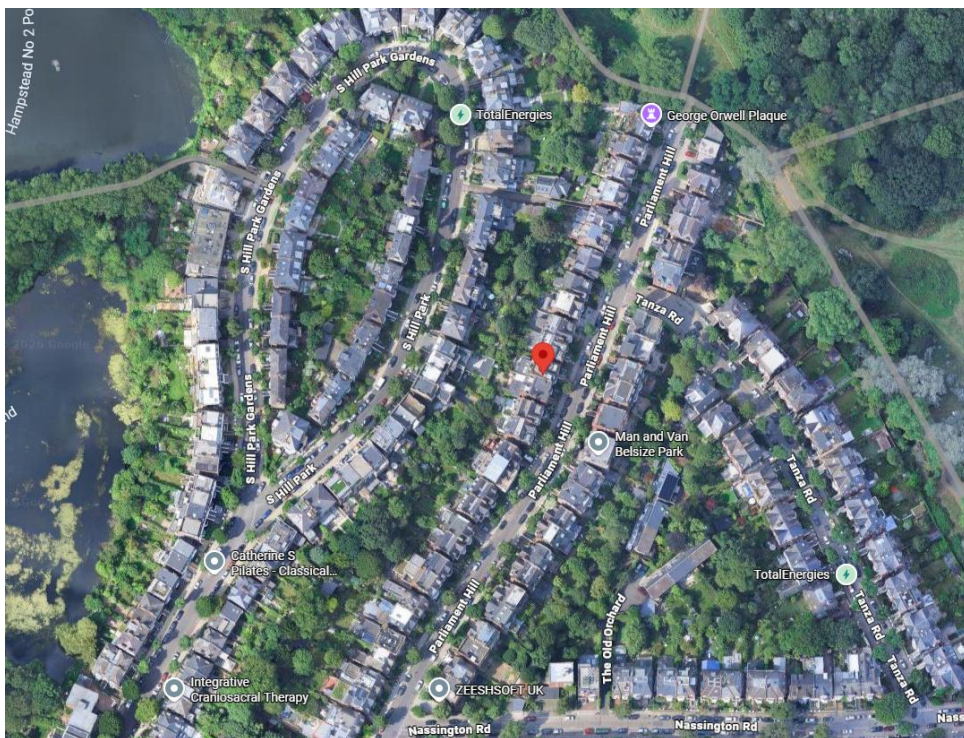
Flat 3, 2nd & 3rd Floor 55 Parliament Hill NW3 2TB



Site Photos



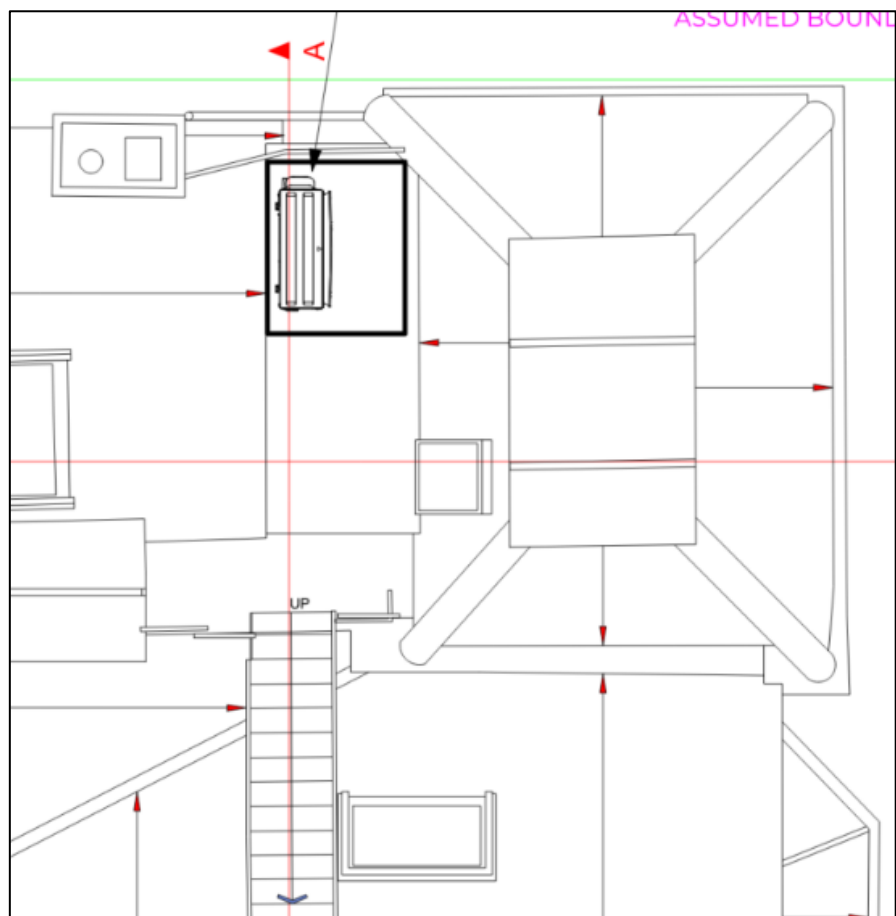
1. Aerial view of the application site and surrounding context.



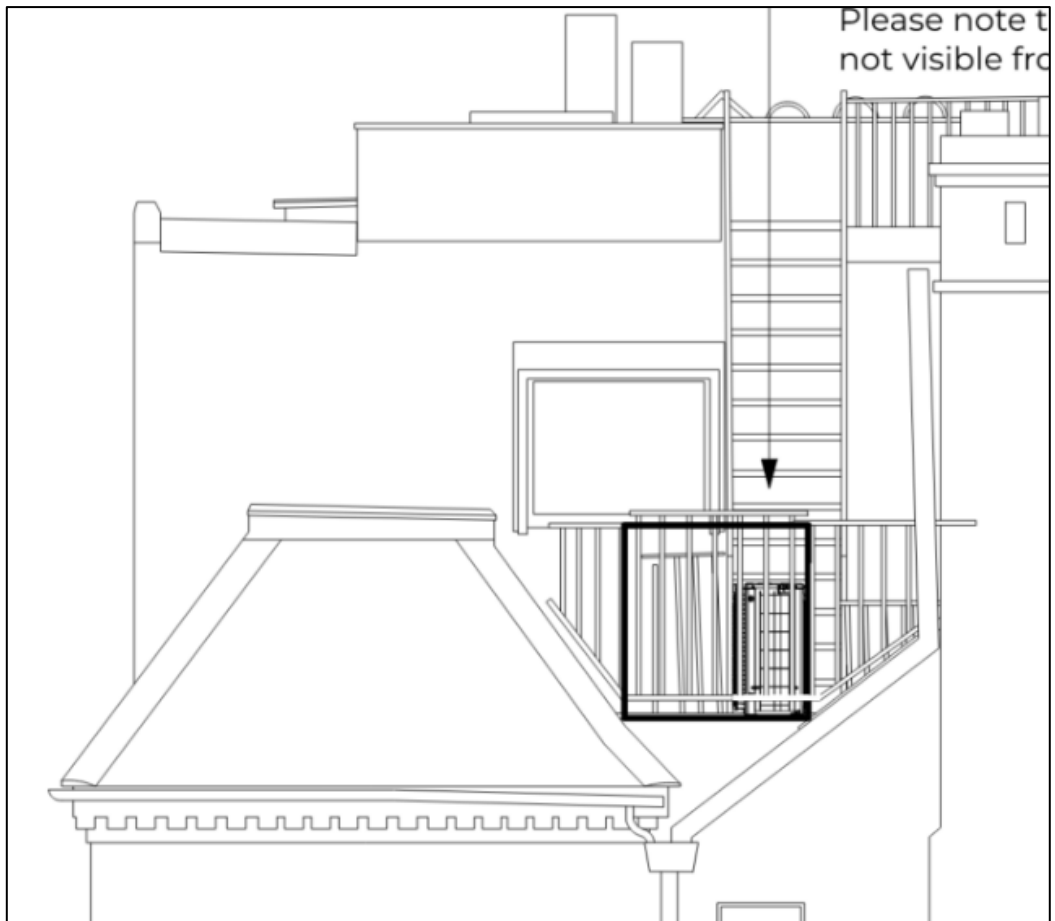
2. Aerial view of the surrounding area.



3. Google Street View image of the site (September 2025).



4. Proposed roof plan, with air conditioner and enclosure in heavy black outline.



5. Proposed side elevation, with air conditioner and enclosure in heavy black outline.

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	31/07/2026
		N/A / attached		Consultation Expiry Date:	10/05/2026
Officer			Application Number(s)		
Paul Vassiliadis			2026/0649/P		
Application Address			Drawing Numbers		
Flat 3, 2nd & 3rd Floor 55 Parliament Hill London NW3 2TB			<i>See draft decision notice</i>		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Installation of air conditioning unit with acoustic enclosure.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations						
Summary of consultation	Site notices were displayed near to the site on 10/04/2026 (consultation end date 01/05/2026). A press notice was advertised 16/04/2026 (consultation end date 07/05/2026).					
Adjoining Occupiers:	No. notified	0	No. of responses	1	No. of objections	1
Summary of consultation responses: <i>Officer response in italic</i>	<u>Noise</u> The proposed air conditioning unit is likely to generate unacceptable levels of noise that would cause material harm to the amenity of neighbouring properties. <i>Officer response:</i> <i>The application is supported by a Noise Impact Assessment (dated 19/01/2026). This Assessment has been reviewed by a Pollution Planning officer, who has determined that calculations show that noise emissions from the proposed units should meet the requirements of the London Borough of Camden with the proposed mitigation installed as stated herein.</i> <i>On this basis, the noise produced by the proposal will not impact the amenity of neighbouring properties and is acceptable in planning terms.</i>					
CAAC/Local groups comments: <i>Officer response in italic</i>	The South Hill Park Conservation Area Advisory Committee and Hampstead Neighbourhood Forum were consulted but did not respond. The Hampstead Conservation Area Advisory Committee submitted an objection, summarised below. <u>Environmental sustainability</u> Air conditioning is environmentally unsustainable. Cooling is unnecessary for dwellings that are properly designed as to thermal control. <i>Officer response:</i> <i>An Overheating Report with thermal dynamic modelling has been assessed by a Sustainability officer, who has advised that the applicant has incorporated internal blinds into the model, and the results demonstrate that there is still exceedance. On this basis, the proposal is considered to comply with policy, as all feasible measures within the cooling hierarchy have been implemented.</i> <i>Council expects all feasible passive cooling measures to be installed, alongside the proposed single air condenser unit, in order to minimise cooling demand.</i> <u>Location/siting</u> The proposed unit should not be housed in an enclosure separated from the dwelling envelope. The siting of units on roofs offers a bad precedent contributing to cumulative nuisance. The proposed location does not provide adequate space for periodic maintenance. <i>Officer response:</i> <i>The unit is proposed to be situated in a flat roof valley, obscured by the ridge line of the truncated hip roof at the front of the building. Conservation and Heritage officers have advised that this location is acceptable from a heritage perspective, as the unit is unlikely to be visible from the street and will therefore have no impact on the character and appearance of the conservation area.</i>					

**CAAC/Local groups
comments:**

*Officer response in
italic*

The unit's enclosure is proposed to have vertical sides. To not be separated from the dwelling envelope it would need to be placed adjacent to a vertical element such as a wall. This would exclude most of the rooftop, other than dormer cheeks or chimneys. This would be significantly more disruptive to the character and appearance of the heritage asset, as would placing the enclosure on the front, side, or rear elevations where it is much more likely to be visible from the street and other properties. The location in the flat roof valley is much less disruptive as it is obscured from most angles.

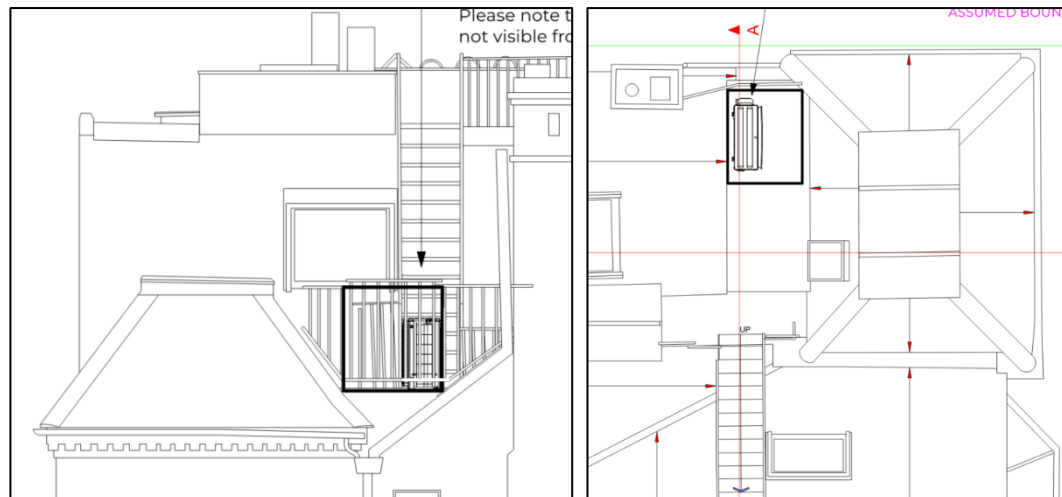


Fig. 1 & 2. Excerpt from proposed side elevation and proposed roof plan.

The unit's proposed location does not set a negative cumulative precedent as the unit is unlikely to be visible from the street, and therefore its presence would be immaterial to the streetscene.

The proposed location appears to offer adequate space for periodic maintenance. There is an existing access ladder to the flat roof valley. If the unit can be installed on the flat roof valley, it can reasonably be assumed that it can also be maintained from the flat roof valley.

Vibration

The proposed anti-vibration measures need clarification as the vibration caused by the unit may impact timber structures within the building.

Officer response:

Units have feet (similar to washing machines) that dampen any potential vibration impacts. Conservation and Heritage and Pollution Planning have advised that Council does not consider vibration to be an issue for air conditioning units.

Site Description

The site is a flat on the second and third (uppermost) floors of 55 Parliament Hill. The building is a 4-storey semi-detached residential building that has been extended significantly, including a roof extension (approved 1962), rear extension/conservatory (approved 1963 and 2005), and apparent dormers and roof terrace.

The immediate area is a residential salient into Hampstead Heath, with the park located only a short distance to the north, east and west. The predominant built form is 4-storey semi-detached dwellings.

The site is situated within the South Hill Park Estate Conservation Area and makes a positive contribution, and within the Hampstead Neighbourhood Area.

Relevant History

No applications for planning permission within the last 10 years.

Relevant policies

National Planning Policy Framework 2024

National Planning Policy Framework 2025 (Draft)

Town and Country Planning (General Permitted Development) Order 2015

London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

CC2 Adapting to climate change

Hampstead Neighbourhood Plan 2025-2040

DH3 Sustainable development

South Hill Park Estate Conservation Area Statement

Camden Planning Guidance

CPG Amenity (2021)

CPG Design (2021)

CPG Home Improvements (2021)

CPG Energy efficiency and adaptation (2021)

Draft Camden Local Plan

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The Proposed Submission Draft Camden Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Local Plan is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

Assessment

1. The proposal

1.1 The proposal is to install an external air conditioning unit with acoustic enclosure.

1.2 The unit and enclosure would be located on a flat roof valley behind the ridge line.

2. Assessment

2.1 The principal planning considerations are considered to be the following:

- Design
- Amenity
- Heritage
- Climate change and sustainability

2.2 Design

2.2.1 Policy D1 seeks to ensure that development respects local context and character, preserves or enhances the historic environment and heritage assets, is sustainable incorporating best practice climate change adaptation, and comprises details and materials that are of high quality and complement the local character.

2.2.2 Discussion on local the historic environment and heritage assets is explored in section 2.4. Discussion on climate change and sustainability is explored in section 2.5.

2.2.3 The proposal respects the local context and character by carefully situating the proposed air conditioning unit and enclosure in a roof valley, where it will be obscured from most angles and is unlikely to be visible from the street. Therefore, the presence of the unit will be immaterial to the streetscene.

2.2.4 The proposal uses a commercially available air conditioning unit (Daikin 4MXM-A9) and enclosure (Environ SC100) made of galvanised steel louvres and high performance acoustic foam on the interior.

2.2.5 Materials are of sufficiently high quality and complement the local area.

2.3 Amenity

2.3.1 Policy A1 seeks to ensure that the amenity of communities, occupiers and neighbours is protected and require mitigation measures where necessary.

2.3.2 Factors specifically considered include visual privacy and outlook; sunlight, daylight and overshadowing; and noise and vibration levels.

2.3.3 Policy A4 seeks to ensure that development does not generate unacceptable noise or vibration impacts.

2.3.4 The application is supported by a Noise Impact Assessment (dated 19/01/2026). This Assessment has been reviewed by a Pollution Planning officer, who has determined that

calculations show that noise emissions from the proposed units should meet the requirements of the London Borough of Camden with the proposed mitigation installed.

- 2.3.5 Units have feet (similar to washing machines) that dampen any potential vibration impacts. Conservation and Heritage and Pollution Planning have advised that Council does not consider vibration to be an issue for air conditioning units.
- 2.3.6 Due to the modest nature and scale of the works, the proposal would not cause any adverse impacts on neighbours' amenity in terms of loss of light, outlook or privacy.
- 2.3.7 The noise produced by the proposal will not impact the amenity of neighbouring properties and is acceptable in planning terms.

2.4 Heritage

- 2.4.1 Policy D2 seeks to ensure that development within conservation areas preserves or, where possible, enhances the character or appearance of the area, and development that causes substantial harm to heritage assets is resisted unless appropriately justified.
- 2.4.2 The South Hill Park Estate Conservation Area Statement seeks to ensure that alterations or extensions at roof level should not alter the distinctive shape and profile (p. 21).
- 2.4.3 The Statement does not contain specific advice on air conditioning units. However, it includes guidance for other rooftop structures: satellite dishes are not acceptable when positioned on the main facade of a building or in a prominent position easily seen from the street, and should be kept to the rear of the property, below the ridge line and out of sight if at roof level (SHP32).
- 2.4.4 Thus, if applying guidance for other rooftop structures, these should be located where they are not visible from the street, below the ridge line and not in a visually prominent location.
- 2.4.5 The air conditioning unit and enclosure is in a flat roof valley obscured by the front roof line. It is unlikely to be visible from the street at the proposed location.
- 2.4.6 The character and the appearance of the conservation area would not be affected. The proposal would not cause harm to the conservation area.

2.5 Energy and sustainability

- 2.5.1 Policy CC2 seeks to ensure that development should adopt measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy. Active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy (para 8.42).
- 2.5.2 London Plan 2021 policies SI3 and SI4 seek to minimise greenhouse gas emissions and manage heat risk by minimising adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure. The increased use of air conditioning systems is not desirable as these have significant energy requirements and, under conventional operation, expel hot air, thereby adding to the urban heat island effect. (9.4.4).
- 2.5.3 CPG Home Improvements (2021) and CPG Energy efficiency and adaptation (2021) strongly encourage natural cooling, stating that active cooling (air conditioning) will only be permitted where thermal modelling demonstrates a clear need for it after all preferred measures are incorporated in line with the London Plan cooling hierarchy.
- 2.5.4 The Hampstead Neighbourhood Plan 2025-2040 seeks to reduce greenhouse gas emissions (3.3). Policy DH3 Sustainable development seeks to ensure that development

prioritises “passive measures for managing solar gain such as window design, external shading, dual aspect units and layouts to provide natural ventilation”. Paragraph 3.36 states: “The green heating and cooling hierarchy emphasises energy conservation, followed by the utilisation of renewable energy sources and efficient technologies, to achieve environmentally friendly and sustainable heating and cooling systems. Heat pumps and solar collectors will be supported.” However, the plan does not explicitly comment on residential air conditioning.

- 2.5.5 An Overheating Report with thermal dynamic modelling has been submitted with the application. This has included five iterations (models) incorporating passive cooling measures.
- 2.5.6 Advice from Sustainability officers is that the applicant has incorporated internal blinds into the model, and the results demonstrate that there is still exceedance in thermal comfort levels.
- 2.5.7 On this basis, the proposal is considered to comply with policy, as all feasible measures within the cooling hierarchy have been or will be implemented.
- 2.5.8 Condition 4 secures all feasible passive cooling measures to be installed, alongside the proposed single air condenser unit, in order to minimise cooling demand.

2.6 Planning balance and conclusion

- 2.6.1 The installation of air conditioning, while generally resisted by Council, is supported in this instance as necessary for cooling even after all other preferred passive cooling measures are implemented.
- 2.6.2 The proposed location of the unit and enclosure will have no impact on the character or appearance of the conservation area.
- 2.6.3 The proposal will not impact neighbours’ amenity in terms of loss of light, outlook, privacy, noise or vibration.
- 2.6.4 The proposal is therefore considered to accord with Policies D1, D2, A1, A4 and CC2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework.

3. **Recommendation**

- 3.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3rd August 2026, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for ‘Members Briefing’.

Application ref: 2026/0649/P
Contact: Paul Vassiliadis
Tel: 020 7974
Email: Paul.Vassiliadis@camden.gov.uk
Date: 30 July 2026

Development Management
Regeneration and Planning
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Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk

Kia Designs
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5th Floor, Magdalen House,
London
SE1 2TU
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 3
2nd And 3rd Floor
55 Parliament Hill
London
NW3 2TB**

DECISION

Proposal:

Installation of air conditioning unit with acoustic enclosure.

Drawing Nos:

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:

Design & Access Statement dated 22/01/2026; PP-14561363v1 Location Plan dated 18/02/2026; Project Number #208 Floor R Rev A Proposed Roof Plan dated 04/02/2026; Project Number #208 Floor NA Rev A Proposed Section A dated 04/02/2026; Project Number #208 Floor NA Rev A Proposed Section B dated 04/02/2026; Project Number #208 Floor NA Rev A Proposed Front Elevation dated 04/02/2026; Project Number #208 Floor NA Rev A Proposed Side Elevation dated 04/02/2026; Noise Impact Assessment dated 19/01/2026; Part O Report dated 25/06/2026.

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 Prior to occupation, evidence shall be submitted and approved in writing by the Local Planning Authority, demonstrating that measures to adapt to climate change have been implemented and that overheating risk has been managed. It needs to demonstrate that the refrigerants used in the system is of global warming potential at or lower than 675; and that the development has reduced cooling demand as far as possible and that the cooling hierarchy has been followed and any feasible measures implemented. The measures to be implemented should at the minimum include LED/energy efficient lighting, openable windows, insulated hot water pipes, solar film, internal blinds, and mechanical ventilation.

Reason: To ensure that all development reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy in accordance with policies CC2 of the London Borough of Camden Local Plan and DH3 of the Hampstead Neighbourhood Plan 2025-2040.

- 5 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 machinery operating 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.

- 6 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.

- 7 Prior to use, the acoustic enclosure shall be installed and appropriately maintained thereafter to the satisfaction of the London Borough of Camden.

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.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not limited to) 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, Building.Control@camden.gov.uk (tel: 020-7974 4444).
- 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 Biodiversity Net Gain (BNG) Informative (1/3):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

5 Biodiversity Net Gain (BNG) Informative (2/3):

+ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DECISION