

Application ref: 2022/2887/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 16 March 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Tibbalds Planning and Urban Design
19 Maltings Place
London
SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**20-23 Greville Street
London
EC1N 8SS**

Proposal:

Air Source Heat Pump details required by condition 12 of planning permission reference 2018/0910/P dated 19/06/2019 for the 'Change of use of existing office (Class B1a) use at basement, ground floor and 1st floor to retail/restaurant (Class A1/A3) use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works'.

Drawing Nos: HTS-XX-ZZ-SC-E-60-001 rev. AF, HTS-XX-ZZ-SC-M-65-001 rev. AF, HTS-XX-RF-DR-M-57-107 rev. C07, HTS-XX-ZZ-SC-M-55-099 rev. AF, Letter by Tibbalds dated 29/06/2022, Technical note by Groupwork dated 27/06/2022, Plant Noise Assessment ref. 21187-R01-A dated 1 July 2021, Mitsubishi PUZ-HWM140VHA(-BS) Ecodan R32 Monobloc Air Source Heat Pump details, Certificate number 037-0035-20, Outdoor unit PUZ-HWM140VHA(-BS) specifications sheet, BRUKL output documents dated 17/12/2021 and 04/10/2022, Design Note by Buro Happold Engineering dated 24 November 2020, Holmes Technical Submittal dated 30/04/2021, As-Constructed Compliance Note dated October 2022.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval

Condition 12 required full details of the proposed air source heat pumps to be submitted for approval.

Details have been submitted including details of the seasonal COP and seasonal energy efficiency ratio, evidence that the ASHP is lower in terms of CO2 emissions than other heating/cooling systems, a noise impact assessment, metering details, and compliance with minimum performance standards.

The submitted details are in accordance with the Sustainability Plan submitted to discharge clause 4.7.1 of the S106 legal agreement which was assessed by the Council's Sustainability Officer and considered acceptable. Although the reduction in CO2 emissions over the baseline was lower than suggested at application stage (39.6% as opposed to 42.6%), this still exceeds the London plan requirement of 35% and is considered acceptable.

A noise impact assessment has been submitted which has already been submitted to discharge condition 15 (ref. 2021/3449/P) requiring a post installation noise assessment. The Council's Environmental Health Officer reviewed the assessment and confirmed that the plan would comply with the Council's noise standards.

The submitted details are therefore sufficient to discharge condition 15 and would ensure the development provides adequate on-site renewable energy facilities.

The full impact of the proposals has already been considered as part of the determination of the original application.

As such, the details are in general accordance with policy CC1 of the London Borough of Camden Local Plan 2017.

2 You are advised that all conditions relating to planning permission 2018/0910/P granted on 19/06/2019 which need details to be submitted, have been approved.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer