

Application ref: 2022/4952/P
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Date: 20 March 2023

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

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planning@camden.gov.uk
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RPS Consulting Services
2 Callaghan Square
Cardiff
CF10 5AZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ruspini House
22 Parker Street
London
WC2B 5PH

Proposal:

Alterations to front and rear elevations including installation of new and replacement windows and doors; installation of cycle storage to rear; erection of external plant enclosure in rear yard, to accommodate air source heat pumps; installation of solar PV panels and air source heat pumps on main roof; in connection with continued use of building as 6 self-contained flats.

Drawing Nos: 601/D/510 Rev. T3; 601/E/212 Rev. PL2; 601/E/200 Rev. PL2; 601/E/201 Rev. PL2; 601/E/210 Rev. PL3; 601/E/211 Rev. PL2; 601/GA/001 Rev. PL2; 601/GA/100 Rev. PL2; 601/GA/101 Rev. PL2; 601/GA/102 Rev. PL2; 601/GA/103 Rev. PL2; 601/GA/104 Rev. PL2; 601/GA/105 Rev. PL2; 601/GA/106 Rev. PL2; 601/GA/110 Rev. PL2; 601/GA/111 Rev. PL2; 601/GA/112 Rev. PL2; 601/GA/113 Rev. PL2; 601/GA/114 Rev. PL2; 601/GA/115 Rev. PL3; 601/GA/116 Rev. PL2; 601/GA/202 Rev. PL2; Cover Letter for Party Wall Sound Insulation (prepared by Gravity Design, dated 22/02/2023); Energy Statement - November 2022; Maintenance Strategy for the Air Source Heat Pumps and Solar PVs - February 2023; Planning, Design and Access Statement - November 2022; Plant Noise Assessment - November 2022; Sustainability Statement - November 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: 601/D/510 Rev. T3; 601/E/212 Rev. PL2; 601/E/200 Rev. PL2; 601/E/201 Rev. PL2; 601/E/210 Rev. PL3; 601/E/211 Rev. PL2; 601/GA/001 Rev. PL2; 601/GA/100 Rev. PL2; 601/GA/101 Rev. PL2; 601/GA/102 Rev. PL2; 601/GA/103 Rev. PL2; 601/GA/104 Rev. PL2; 601/GA/105 Rev. PL2; 601/GA/106 Rev. PL2; 601/GA/110 Rev. PL2; 601/GA/111 Rev. PL2; 601/GA/112 Rev. PL2; 601/GA/113 Rev. PL2; 601/GA/114 Rev. PL2; 601/GA/115 Rev. PL3; 601/GA/116 Rev. PL2; 601/GA/202 Rev. PL2; Cover Letter for Party Wall Sound Insulation (prepared by Gravity Design, dated 22/02/2023); Energy Statement - November 2022; Maintenance Strategy for the Air Source Heat Pumps and Solar PVs - February 2023; Planning, Design and Access Statement - November 2022; Plant Noise Assessment - November 2022; Sustainability Statement - November 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 commencement of development of the rear plant enclosure, full details in respect of the living roof in the area indicated on the approved external space plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 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 all machinery operating together 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 first use of the Air Source Heat Pumps hereby approved, the active cooling function shall be disabled on the factory setting and the Air Source Heat Pumps 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.

- 8 Prior to occupation, 8 secure cycle spaces as shown on the drawings hereby approved shall be provided, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 9 The solar PV panels and Air Source Heat Pumps hereby approved shall be permanently retained and maintained in full accordance with approved site-specific lifetime maintenance schedule.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy CC1 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 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).

- 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.

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