

Application ref: 2022/3858/P  
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Date: 7 June 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

JMS Planning & Development Ltd  
Build Studios  
203 Westminster Bridge Road  
Lambeth  
London  
SE1 7FR  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**30-32**

**Tavistock Place**

**London**

**WC1H 9RE**

Proposal:

Installation of two air source heat pumps to be located within a metal enclosure in the rear garden, associated internal alterations and the replacement of and changes to existing windows and doors.

Drawing Nos: TQRQM21194100757922, 2105/BC/GF-F0 201, 2105/BC/F1-F2 202, 2105/BC/F3-LF 203, 2105/BC/E 501A, 2105/BC/S 512A, 2105 LB 600 B, 2105/BC/WS 610, 2105/BC/WS 611, 2105/BC/602C, 2105/BC/ 603C, 2105 LB 800 B, 2105 LB 804 B, 2105 LB 900 C, View 01 Rev\_, MEU-UK/QAHV/PS/2 Rev 3, Design and Access Statement, Noise Impact Assessment, Heritage Statement.

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 TQRQM21194100757922, 2105/BC/GF-F0 201, 2105/BC/F1-F2 202, 2105/BC/F3-LF 203, 2105/BC/E 501A, 2105/BC/S 512A, 2105 LB 600 B, 2105/BC/WS 610, 2105/BC/WS 611, 2105/BC/602C, 2105/BC/ 603C, 2105 LB 800 B, 2105 LB 804 B, 2105 LB 900 C, View 01 Rev\_, MEU-UK/QAHV/PS/2 Rev 3, Design and Access Statement, Noise Impact Assessment, Heritage Statement.

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 The external noise level emitted from plant, machinery or equipment at the development with any 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 'Methods for rating and assessing industrial and commercial sound' 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.

- 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.

- 6 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of

landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the location of the air source heat pumps on site. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 The air source heat pumps shall not be used for cooling purposes.

Reason: To ensure that the proposal is consistent with policy CC2 of the London Borough of Camden Local Plan 2017.

- 9 No development shall take place until full details of the metal enclosure and trellis have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 10 The metal enclosure and trellis works shall be carried out in accordance with the approved details prior to the location of the air source heat pumps on site.

Reason: To ensure that the metal enclosure and trellis are located on site within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application building is a Grade II listed terrace and is located in the Bloomsbury Conservation Area.

The proposal seeks to install two air-source heat pumps (ASHP's) in the rear garden which are to be screened by trellis and climbing plants and will be located within a metal enclosure. The ASHP's will provide heating and hot water (but not cooling) to the site.

The proposed installation of two ASHP's are considered to have minimal impact on the listed building due to their location to the rear of the property at ground floor level, along with the screening proposed. The ASHP's will not be visible from the street and will have limited visibility from surrounding properties. Council's Conservation Officer has reviewed the proposal and considers that the location of the ASHP's within the rear yard is not unduly harmful to the setting of the listed building.

Given the above, the proposed sitting of the ASHP's is considered acceptable and would have no harmful impact on the character and appearance of the listed building or nearby streetscene.

In addition, the proposed ASHP's would not result in any amenity impact on neighbouring buildings by way of noise or outlook. A noise impact assessment was submitted which has been reviewed by Council's Pollution Officer who is satisfied that the submitted acoustic submission meets the Local Plan guidelines and therefore acceptable in environmental health terms. Conditions around noise limits and anti-vibration isolators have been included.

Additional works proposed include the replacement of French doors at basement level on the front elevation with a new window, and changes to the windows at all levels to the rear elevation whereby the existing casement windows will be replaced with timber sash windows.

The proposed changes to the windows and doors are considered appropriate as timber sash windows are sympathetic and appropriate to the host building and conservation area and are therefore considered acceptable.

The replacement windows will be the same size as the existing windows, and will therefore not result in any changes with respect to the likes of privacy or overlooking. The same goes with the change from the door to a window.

Internal alteration are proposed within the host building. These works are not considered to cause any detrimental impact to the significance of the Grade II listed building and to the amenity of neighbouring buildings.

No objections were received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and 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 proposal is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 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](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.

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