

Application ref: 2022/4554/L  
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Date: 7 June 2023

**Development Management**  
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London  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The application site comprises a Grade II listed building (Oxford House) which is currently used as a hostel (sui generis) and is within 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). An extraction fan system is proposed to be installed with extractor fans to be individual to each room. Internal changes proposed are detailed within Section 5 of the Heritage Statement and include the likes of the following:

- " Removal of fixed cupboards
- " Removal of partitions
- " Removal of existing sanitary wares from bedrooms
- " Installation of pod bathrooms
- " Repair of stairs, balusters and handrails like for like
- " Repairs to ceilings and wall finishes
- " New supply services.

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 proposed works will not harm the special interest of the listed building.

No objections were received in response to the public consultation. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer