

Application ref: 2022/2853/P  
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Date: 7 July 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)  
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hgh Consulting  
45 Welbeck Street  
London  
W1G 8DZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**6-8 Southampton Place  
London  
WC1A 2DB**

Proposal:

External works including installation of plant and associated acoustic enclosures on the rear first floor roofs at nos. 6 and 7 and on the upper roof of no. 8 and replacement of roof coverings and installation of green roof on the roofs of the ground floor extensions at nos. 6 and 7 in association with the existing commercial uses.

Drawing Nos: 20023\_AL\_[00]\_001 P05; 20023\_AL\_[00]\_102 P05; 20023\_AL\_[12]\_102 P05; 20023\_AL\_[00]\_106 P05; 20023\_AL\_[00]\_200 P05A; 20023\_AL\_[00]\_201 P05A; 20023\_AL\_[00]\_200 P05A; 20023\_AL\_[00]\_300 P05; 20023\_AL\_[00]\_301 P05; 20023\_AL\_[00]\_302 P05; 20023\_AL\_[12]\_300 P05A; 20023\_AL\_[12]\_301 P05A; 20023\_AL\_[12]\_302 P05A; 20023\_AL\_[00]\_112 P05A; 20023\_AL\_[00]\_116 P05; 20023\_AL\_[00]\_210 P05A; 20023\_AL\_[00]\_211 P05A; 20023\_AL\_[00]\_212 P05A; 20023\_AL\_[00]\_310 P05A; 20023\_AL\_[00]\_311 P05A; 20023\_AL\_[00]\_312 P05A;

Acoustic Design Report prepared by Waterman dated May 2022; PUMY-SP R410A Inverter Heat Pump air conditioning product information brochure produced by Mitsubishi Electric; Covering letter prepared by HgH dated June 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:  
20023\_AL\_[00]\_001 P05; 20023\_AL\_[00]\_102 P05; 20023\_AL\_[12]\_102 P05;  
20023\_AL\_[00]\_106 P05; 20023\_AL\_[00]\_200 P05A; 20023\_AL\_[00]\_201 P05A; 20023\_AL\_[00]\_200 P05A; 20023\_AL\_[00]\_300 P05;  
20023\_AL\_[00]\_301 P05; 20023\_AL\_[00]\_302 P05; 20023\_AL\_[12]\_300 P05A; 20023\_AL\_[12]\_301 P05A; 20023\_AL\_[12]\_302 P05A;  
20023\_AL\_[00]\_112 P05A; 20023\_AL\_[00]\_116 P05; 20023\_AL\_[00]\_210 P05A; 20023\_AL\_[00]\_211 P05A; 20023\_AL\_[00]\_212 P05A;  
20023\_AL\_[00]\_310 P05A; 20023\_AL\_[00]\_311 P05A; 20023\_AL\_[00]\_312 P05A; Acoustic Design Report prepared by Waterman dated May 2022; PUMY-SP R410A Inverter Heat Pump air conditioning product information brochure produced by Mitsubishi Electric; Covering letter prepared by HgH dated June 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 policy 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 hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, D1, and CC1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof 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 roofs 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 CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturers specifications including details of materials and colour of the plant enclosures.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission.

The host buildings are Grade II\* listed buildings. The proposal involves the refurbishment and upgrading of the three buildings. Listed building consent has been approved for the internal works including the upgraded servicing within the buildings (ref 2022/2689/L). The external works include the replacement of the existing air conditioning units with 3 new condenser units in the central part of the rear part of the roof of no. 8 adjacent to the party wall with no. 9-12. The plant would be set away from the historic chimney stacks by 800mm to allow safe installation and maintenance. Due to its modest size, location and set back from the main front elevation of no. 8, the plant would be screened from the street and public vantage points and would not harm the character or appearance of the historic building or the wider Bloomsbury conservation area.

The proposed plant and associated enclosures would be located at first floor

level on the single storey closet wings at the rear of nos. 6 and 7. A supporting statement addressing the need for the condenser units has been provided and the number and size of units would be the minimum required to heat and cool the buildings of this size. The proposed plant on the closet wings would sit 1m above the parapet of the flat roofs. It is acknowledged that they would create additional visual clutter and would be visible from private views from surrounding commercial buildings despite the majority of these buildings being within the ownership of the applicant. Following discussions with the applicant, alternative options were explored to try to relocate the plant in order to minimise their visual impact on the historic building and surrounding private views. Due to the location of existing roof lights that are proposed to be replaced on the other sections of the roof of the closet wings, it would not be possible to relocate the plant on these roofs of no. 6 and 7. It must be noted that the plant would be located on the parts of the buildings that are modern extensions and would result in the least harm in heritage terms and these locations also ensure less intervention internally within the historic buildings which is supported in heritage terms. The material and colour of the new acoustic enclosures would be secured by condition.

The proposed plant serves a VRF heating and cooling system. The system would control the temperature of the building using a reduced amount of energy compared with traditional air conditioning units or a boiler system. Taking this into consideration, the locations of the condenser units and associated enclosures on the 1st floor roofs would be considered acceptable in this instance.

The replacement of the existing flat roof coverings of the closet wings at no. 6 and 7 and installation with new insulated roofs are acceptable on the modern closet wing additions. Originally a sedum roof was proposed but this has been revised to install wildflower roofs to enhance biodiversity at the site. A proposed section of the roof has been provided however the depth of the wildflower roof soil appears to measure less than 0.5m which is not considered to provide a sufficiently deep substrate to ensure the long term longevity of the green roof. A condition would be attached to any permission to secure the submission of the details of the wildflower blanket system (green roof) including maintenance details.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The development would not cause harm to neighbouring amenity in terms of a loss of outlook, daylight or privacy.

A noise report has been submitted with the application. The nearest noise-sensitive façade to the replacement condenser units are flats within no. 20 Barter Street which is over 50m to the west of the application site. The Council's Environmental Health officer is satisfied that the proposed plant would not exceed Camden's noise standards and recommends that a condition should be attached to ensure compliance with this criteria.

Due to the nature and scale of the works, it is not considered necessary to require a Construction Management Plan to be secured as part of the proposal.

Given the restrictions associated with the fabric and layout of the listed buildings, it is accepted that the overheating risk would not be mitigated by preferred measures lower down the cooling hierarchy. Active cooling is therefore accepted in this instance in line with policy CC2. All reasonable steps have been taken to try to reduce overheating via passive measures. The new condensers would replace existing air conditioning units which are no longer fit for purpose. The new units would be more energy efficient than the existing units and are considered acceptable.

No objections have been received prior to making this decision. The planning history of the site and surrounding terrace has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, A4, D1, D2, CC1, CC2, CC3, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer