

Application ref: 2022/3281/L  
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Date: 7 July 2023

**Development Management**  
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hgh Consulting  
45 Welbeck Street  
London  
W1G 8DZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

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

Proposal:

External and internal 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; internal works include removal of partition walls in the front rooms at first floor level at nos. 6, 7 and 8, creation of new 1st floor door opening in no. 7 and other internal works all 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.

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:

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: 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 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 air conditioning 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 any of the buildings' features of special architectural or historic interest.

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 on the roofs. 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. 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 as part of the associated planning permission.

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 bioversity at the site. The proposed wildflower roof on the modern rear extensions would not affect any features of special architectural or historic interest. A condition would be attached to the associated planning permission to secure the submission of the details of the wildflower blanket system (green roof) including maintenance details.

Special regard has been attached 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.

Historic England responded with a letter of Flexible Authorisation duly stamped and signed on behalf of the Secretary of State.

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 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 'DP', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer