

Application ref: 2023/2269/P
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Date: 1 August 2023

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

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Gerald Eve LLP
1 Fitzroy Place
6 Mortimer Street
London
W1T3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

UCL DCAL Research Centre
49 Gordon Square
London
WC1H 0PD

Proposal: Installation of 2 condenser units and associated timber screen in the rear courtyard, and replacement of 2 ventilation grilles on the rear elevation of the building.

Drawing Nos: 220593(SW24)-1100 P1, 220593(SW24)1105 P1, 220593(SW24)1106 P1, 220593(SW24)-1600 C1, 220593(SW24)-1601 C1, 220593(SW24)-1602 C1, 220593(SW24)-2000 C1, 220593(SW24)-2001 C1, 220593(SW24)-2002 C1, 220593(SW24)-2400 C1, 220593(SW24)-2401 C1, 220593(SW24)-2402 C1, 220593(SW24)-2500 C1, 220593(SW24)-2501 C1, 220593(SW24)-2600 C1, 220593(SW24)-2601 C1, 220593(SW24)-2602 C1, 220593(SW24)-2603 P1, 220593(SW24)-2604 P1, 220593(SW24)-2605 P1, 220593(SW24)-4100 C1, 220593(SW24)-5200 C1, 220593-8601 C1, 220593-8611 C2, 220593-8651 C1, 220593-8661 C1, 220593-8671 C2.

Documents: Schedule of works dated May 2023, Schedule of photographs, Cover letter and heritage statement ref. LEO/LHA/SOTH/U0022020 dated 5th July 2023, Design and Access Statement ref. LEO/LHA/SOTH/U0022020 dated 24th May 2023, Plant Noise Impact Assessment ref. AO/EC19765-1 dated 18th January 2023, Overheating Report rev. P1 dated 22nd February 2023, Mitsubishi service manual no.OBH789.

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: 220593(SW24)-1100 P1, 220593(SW24)1105 P1, 220593(SW24)1106 P1, 220593(SW24)-1600 C1, 220593(SW24)-1601 C1, 220593(SW24)-1602 C1, 220593(SW24)-2000 C1, 220593(SW24)-2001 C1, 220593(SW24)-2002 C1, 220593(SW24)-2400 C1, 220593(SW24)-2401 C1, 220593(SW24)-2402 C1, 220593(SW24)-2500 C1, 220593(SW24)-2501 C1, 220593(SW24)-2600 C1, 220593(SW24)-2601 C1, 220593(SW24)-2602 C1, 220593(SW24)-2603 P1, 220593(SW24)-2604 P1, 220593(SW24)-2605 P1, 220593(SW24)-4100 C1, 220593(SW24)-5200 C1, 220593-8601 C1, 220593-8611 C2, 220593-8651 C1, 220593-8661 C1, 220593-8671 C2.

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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 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 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 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.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for a number of works to provide an improved working environment for UCL staff and students through the refurbishment, redecoration and reconfiguration of spaces within the building, including laboratory spaces, offices, reception rooms and WCs. The Gordon Square buildings are Grade II listed as a group along with their front railings. Their group value is considered to derive from their architectural character and materials, floorplan, townscape value and evidential value as a mid-nineteenth-century terraced building, with these elements being of principal importance to their significance.

Planning permission is sought for the installation of two new condenser units surrounded by timber screening within the rear courtyard of 49 Gordon Square, and the replacement of two ventilation grilles to the rear elevation. A number of internal alterations are proposed which are assessed as part of the associated listed building consent reference 2023/2269/P.

To the rear at basement level, three existing vents within the window panes would be removed and replaced with two new ventilation grilles of a similar size in the same location, meaning there would be limited visual impact. Two new floor mounted heat pump condensers would be installed within a timber screen adjacent to the closet wing adjacent to an existing wall mounted condenser. The proposals would affect areas of the building that have already been altered, ensuring there was no harm to historic fabric, and the proposed condensers would be located within a rear yard area that already includes similar items of plant serving the internal laboratories. The associated pipework and cabling will follow an established route externally and enter the building via an existing opening to avoid disruption to the historic fabric.

The proposals have been reviewed by the Council's Conservation Officer who considers that they would preserve the architectural character and significance of the listed building, as well as the character and appearance of the Bloomsbury Conservation Area given their limited visibility.

A plant noise assessment prepared by Environmental Equipment Corporation Ltd. has been submitted which assesses the impact of the proposed equipment in terms of noise emissions on the worst affected neighbouring residential windows. The report has been reviewed by the Council's Environmental Health Officer who confirms that appropriate noise guidelines have been followed, and the calculations show that the noise emission levels of the proposed plant meet

the Local Authority criteria during the operating period with specified mitigation and should not have an adverse impact on the nearest sensitive receivers. Approval shall be subject to conditions requiring compliance with Camden's noise standards.

Although the Council generally seeks to resist comfort cooling, in this instance, the proposed units would provide cooling to temperature-controlled laboratory spaces where it is acknowledged that such spaces have a requirement for controlled temperatures. The existing system includes heating by means of radiators and ventilation to the larger of the two lab spaces by a ceiling mounted heat recovery unit. It is proposed to upgrade the system to provide ceiling mounted heat recovery unit to serve both spaces and to replace the radiators with DX heating and comfort cooling which would be more efficient. As such, the proposed cooling is accepted in this instance.

No objections were received prior to the determination of this application. The planning history of the site has 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, CC2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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) 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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer