

Application ref: 2023/2760/P
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Date: 15 November 2023

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Rolfe Judd Planning
Old Church Court
Claylands Road
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London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

27 Goodge Street
London
W1T 2LD

Proposal: Variation of condition 2 (approved plans) pursuant to planning permission 2022/3608/P dated 9/02/2023 (as amended by 2023/2950/P dated 19/09/2023) for: Installation of 6 new air source heat pumps. Namely to change location of one unit [retrospective]

Drawing Nos: Superseded Plans:
C-200-P3, C-201-P3, C-202-P3

Approved Plans:

Site Location Plan C-001-P2, C-100-P2, C-101-P2, C-102-P2, C-200-P6, C-201-P6, C-202-P5, C-204-P1, C-401-P2, Overheating Analysis R2 (prepared by Quinn Ross Energy dated 27/01/2023), Environmental Noise Survey and Plant Noise Assessment Report (prepared by Hann Tucker Associates dated 19/08/2022), Acoustic Enclosure Details (prepared by environ group dated 09/09/2022), Acoustic Technical Note (prepared Hann Tucker Assoc dated 22/05/2023)

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 shall be carried out in accordance with the

following approved plans:

Site Location Plan C-001-P2, C-100-P2, C-101-P2, C-102-P2, C-200-P6, C-201-P6, C-202-P5, C-204-P1, C-401-P2, Overheating Analysis R2 (prepared by Quinn Ross Energy dated 27/01/2023), Environmental Noise Survey and Plant Noise Assessment Report (prepared by Hann Tucker Associates dated 19/08/2022), Acoustic Enclosure Details (prepared by environ group dated 09/09/2022), Acoustic Technical Note (prepared Hann Tucker Assoc dated 22/05/2023)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 The external noise level emitted from plant, machinery or equipment at the development with 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 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

- 3 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

Informative(s):

- 1 Reasons for granting permission:

This minor material amendment application seeks retrospective planning permission for the relocation of 1no air source heat pump unit from the first floor rear flat roof to the main roof of the building.

Planning permission was granted on 09/02/2023 for the installation of 6 air source heat pumps on the rear first floor flat roof. However, following installation, one of the heat pumps was required to be moved to the main roof of the building due to limited space. A non-material amendment was granted on 19/09/2023 ref. 2023/2950/P to alter the development description of the original permission.

The relocated unit is situated within the valley roof of the property and is screened by the front parapet wall. As such, it has very limited visibility in public

and private views within the conservation area and is thus acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

An addendum to the previously approved noise impact assessment has been submitted and reviewed by the Council's Environmental Health team who deem it to be acceptable. Conditions are attached requiring noise and vibration levels from the unit to be in accordance with the Council's requirements, and to ensure any mitigation measures are taken.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Given the number of units has remained the same, the proposal is still considered to be acceptable in sustainability terms.

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

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, CC1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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).

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 2023.

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