

Application ref: 2023/4842/P
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Date: 16 May 2024

Development Management
Regeneration and Planning
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Gilmore Hankey Kirke Ltd
5 Port House
Square Rigger Row
Plantation Wharf
London
SW11 3TY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**3-4 South Square
London
WC1R 5HP**

Proposal: Creation of external plantroom within central roof void and installation of heat pumps

Drawing Nos: 01.053, rev F; 01.050, rev F; 01.051, rev F; 01.052; Environmental Noise Survey and Plant Noise Assessment Report Roof Plantroom Location prepared by Hann Tucker Associates, ref. 27562/PNA2Rev1, rev 1; Heritage Design and Access Statement prepared by GHK Architects, ref. HK 2252/3., dated 03/10/2023; Thermal Comfort Assessment Report prepared by Oscar Mep, 14/05/2024

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- 01.053, rev F; 01.050, rev F; 01.051, rev F; 01.052

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 Before the use commences, plant shall be provided with acoustic isolation and anti-vibration measures. 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 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

- 6 The air source heat pump shall not be used for cooling purposes.

Reason: To ensure that the proposal is consistent with policy CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission (ref. 2020/0075/P) was granted on 25/08/2020 for an identical proposal at the application site. This permission has not been implemented and the proposal seeks to supersede this previous permission. The existing environment and planning context as relevant to the proposed scheme, remains relatively unchanged to when the previous decision was issued.

The proposed creation of a new open-top plant room to accommodate 2 condenser units would be sited within a central roof void, set back from the elevations of the five storey host building with minimal protrusion above the existing roofline and rooflight. The equipment and roof alterations would not be

visually apparent from ground level and would not result in harm to the character and appearance of the host property or wider conservation area.

Special regard has been attached to the desirability of preserving or enhancing 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.

In terms of the ASHPs which would have a cooling function, the applicant has submitted an Overheating report which included an assessment against the cooling hierarchy as required under the CPG Energy efficiency and adaptation (2021). The cooling hierarchy confirms that in order to minimise the need for active cooling, various energy efficiency and passive design measures, as well as the use of mechanical ventilation, would need to be employed in the dwelling to minimise and manage the amount of heat in the building. Notwithstanding the existing condition of the building which means many of the measures not being practical or feasible to be implemented, even if all these measures were employed, the dynamic simulation has found that the passive design steps outlined in the cooling hierarchy are not sufficient to mitigate the risk of overheating. Therefore, the use of active cooling to provide comfort to the occupants of the building is considered appropriate in this instance.

An acoustic report has been submitted which indicates that, without the implementation of noise mitigation measures, the proposed plant should be capable of achieving the proposed environmental noise criteria at the worst affected neighbouring residential window and therefore is acceptable in environmental health terms. Conditions are attached to ensure the equipment meets local standards on noise and vibration levels. The proposals would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

- 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 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 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