

Application ref: 2024/2442/P  
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Date: 13 August 2024

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

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Roger Mears Architects  
Union Chapel  
Compton Avenue  
London  
N1 2XD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**45 Great Ormond Street  
London  
WC1N 3HZ**

Proposal:

Proposed works include external refurbishment and installation of one heat pump to the exterior of the building.

Drawing Nos: C(45)001 Rev.A; C(45)002; L(45)000; L(45)002 Rev.B; L-(45)-003 Rev.B; L(45)005 Rev.B; L(45)102 Rev.B; L(45)104 Rev.B; Typical details for proposed remedial works 30343 SK001 Rev.1 dated April 2024 prepared by Price & Myers; Watermist layout Q22-12702 Rev.2.1; T(90)101; T(90)100; T(90)101; V(90)101; V(90)100; V(21)101; C(45)004; C(45)005; Mitsubishi Electric ASHP datasheet PUZ-WM112VAA(-BS) Ecodan R32; iMist Domestic Quotation Q22-12702 Rev.2.1 dated 23/04/2024 prepared by iMist; Structural Inspection Report 30343 Rev.P1 dated May 2024 prepared by Price & Myers; Heritage and Impact Statement prepared by Roger Mears Architects; Design and Access Statement prepared by Roger Mears Architects; Door schedule dated 28/05/2024 prepared by Rogers Mears Architects; Plant Noise Impact Assessment reference J649\_R02 dated 11 June 2024 prepared by ALN Acoustic Design.

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:

C(45)001 Rev.A; C(45)002; L(45)000; L(45)002 Rev.B; L-(45)-003 Rev.B; L(45)005 Rev.B; L(45)102 Rev.B; L(45)104 Rev.B; Typical details for proposed remedial works 30343 SK001 Rev.1 dated April 2024 prepared by Price & Myers; Watermist layout Q22-12702 Rev.2.1; T(90)101; T(90)100; T(90)101; V(90)101; V(90)100; V(21)101; C(45)004; C(45)005; Mitsubishi Electric ASHP datasheet PUZ-WM112VAA(-BS) Ecodan R32; iMist Domestic Quotation Q22-12702 Rev.2.1 dated 23/04/2024 prepared by iMist; Structural Inspection Report 30343 Rev.P1 dated May 2024 prepared by Price & Myers; Heritage and Impact Statement prepared by Roger Mears Architects; Design and Access Statement prepared by Roger Mears Architects; Door schedule dated 28/05/2024 prepared by Rogers Mears Architects; Plant Noise Impact Assessment reference J649\_R02 dated 11 June 2024 prepared by ALN Acoustic Design.

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 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 machinery operating at maximum capacity and thereafter be permanently retained.

The proposed plant shall be installed and constructed to ensure compliance with the limits and mitigation measures identified in the ALN Acoustic Design Plant Noise Assessment ref: J649\_R02.

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.

- 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 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.

- 6 Prior to first use of the air source heat pumps hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pumps shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site No.45 Great Ormond Street comprises a 4-storey Grade II listed building within the Bloomsbury Conservation Area. The proposal involves external refurbishment and installation of an air source heat pump (ASHP) to the rear of the building.

The proposed external refurbishment includes replacement of roof tiles, repairs to the front parapet and overhaul of existing front and rear windows with secondary glazing and the front entrance door to the street. The proposed replacement tiles and repairs of front parapet will match the size, materials and colours to the original roof tiles to minimise any potential visual impact on the significance of the heritage asset and the character and appearance of the conservation area. Existing windows will be retained, repaired and draught-proofed with secondary glazing to be sympathetically installed internally. The front entrance door will be overhauled and draught-proofed and repaired on a like-for-like basis. Therefore, the proposed external refurbishment is considered sympathetic and would preserve the character and appearance of the host listed building and the conservation area.

An ASHP is proposed to the rear garden of the site. The proposed location of the ASHP is considered acceptable and would not result in any significant visual impact to the listed host building, street scene and the wider conservation area. The Council's Conservation Officer has reviewed the submitted drawings and information and is satisfied with the proposed works. Overall, the proposed works are considered to preserve and enhance the character and appearance of the Grade II listed host building and the Bloomsbury Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Hampstead 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 amenity, given the nature and scale of the proposed external refurbishment works, these elements are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

The agent has confirmed in writing that the proposed ASHP will only be used for heating and not for active cooling. The Council's Environmental Health Officer is satisfied that the submitted acoustic submission should meet Camden Local Plan 2017 guidelines. Therefore, the proposed ASHP is considered acceptable on environmental health terms. Conditions of approval are proposed which would ensure the plant met noise and vibration criteria.

No objections were received following statutory consultation. 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 and D2 of the London Borough of Camden Local Plan 2017, 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).
- 3 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.

- 4 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.


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