

Application ref: 2024/2535/L
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Roger Mears Architects
Union Chapel
Compton Avenue
London
N1 2XD
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

45 Great Ormond Street
London
WC1N 3HZ

Proposal:

Proposed works include internal repairs, 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, email dated 06/08/2024 from Zaira Iacopelli, Rogers Mears Architects for design of radiators.

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:

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, email dated 06/08/2024 from Zaira Iacopelli, Rogers Mears Architects for design of radiators.

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 Reasons for granting consent:

The application site No.45 Great Ormond Street comprises a 4-storey Grade II listed building within the Bloomsbury Conservation Area. The residential use of the upper floors of the building has been vacant for a few years. The proposal involves external refurbishment, internal repairs and installation of an air source heat pump (ASHP) to the rear of the building and aims to bring back these floors into active residential use.

The proposed external refurbishment includes replacement of roof tiles and overhaul of existing front and rear windows with secondary glazing and the front entrance door to the street. The proposed replacement tiles 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. Magnetic secondary glazing which is reversible is proposed for the front windows. The front entrance door will be overhauled and draught-proofed and repaired on a like-for-like basis.

Internal works would include repairs to the existing flooring, ceiling, staircase, panelling and replacement of room doors. Existing features within the listed building such as historic timber panelling will be restored where necessary. Surviving fireplaces will be retained with their hearths boarded over for insulation and protection purposes. The proposed services strategy seeks to reuse and to add to existing service routes which is facilitated by the retention of bathrooms and kitchens in existing spaces to be fitted with new sanitary ware.

An ASHP is proposed within the rear garden. 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 which include the secondary glazing details and proposed design of radiators (simple steel column radiators) submitted after site visit. It is noticed during site visit that there is a large amount of plant growth on the historic western boundary wall to the rear yard which should be removed to avoid damage to the brickwork. It may be necessary to devise a repair strategy if the wall is found to be damaged. The wall is covered by the Grade II listing as it is attached to the main house. There is an existing rear roof terrace on the third floor as an outdoor space for the upper residential unit. If any handrail is required for installation for safety purpose, it should be constructed from a slim-profile metal with simple vertical supports preferably with a black painted finish, rather than constructed from glass which is considered out-of-keeping in this heritage context.

Overall, it is considered the proposal has been developed to a high level with consideration for their period character including historic plan form and historic features. The proposal adopted conservation-led approach to avoid the total rebuild of significant elements but employ a generally light touch for flat layouts to maximise the retention of both historic fabric and later alterations and interventions which do not detract from the character of the listed building. As such, 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.

2 In terms of amenity, given the nature and scale of the proposed external

refurbishment and internal repair 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.

- 3 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.
- 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.
- 5 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.

- 6 If any handrail is required for the existing rear roof terrace to meet current building regulations, it should be constructed from a slim-profile metal with simple vertical supports preferably with a black painted finish, rather than constructed from glass which is considered out-of-keeping in this heritage

context.

- 7 You are reminded that there is a large amount of plant growth on the historic western boundary wall to the rear yard which should be removed to avoid damage to the brickwork. It may be necessary to devise a repair strategy if the wall is found to be damaged. The wall is covered by the Grade II listing as it is attached to the main house.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer