

Application ref: 2024/3195/L
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Gundry and Ducker Architecture
Unit 1
35 Shore Road
LONDON
E9 7FL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

3 Rothwell Street
London
NW1 8YH

Proposal: Installation of an air source heat pump (ASHP) within an acoustic enclosure on the roof. Internal coil unit and pipes

Drawing Nos: 405_PL_00, 405_PL_01, 405_PL_02, 405_PL_03 (Rev A), 405_PL_04 (Rev A), 405_PL_05, 405_PL_06, 405_PL_07, 405_PL_08 (Rev A), 405_PL_09, 405_PL_10, 405_PL_11, 405_PL_12, 405_PL_13, 405_PL_14, 405_PL_15

Design and Access Statement (July 2024), Heritage Statement (2024), Noise Impact Assessment (18964-NIA-01 Rev A) (08/04/2024), Overheating Study (19466)

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: 405_PL_00, 405_PL_01, 405_PL_02, 405_PL_03

(Rev A), 405_PL_04 (Rev A), 405_PL_05, 405_PL_06, 405_PL_07, 405_PL_08 (Rev A), 405_PL_09, 405_PL_10, 405_PL_11, 405_PL_12, 405_PL_13, 405_PL_14, 405_PL_15

Design and Access Statement (July 2024), Heritage Statement (2024), Noise Impact Assessment (18964-NIA-01 Rev A) (08/04/2024), Overheating Study (19466)

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 The air source heat pump and enclosure is located on the roof and concealed from public and private views behind the parapet wall. The alteration is considered small and does not adversely impact the character of the conservation or the listed building. Due to this location, small scale nature and lack of visibility the proposal will also not impact setting of the nearby listed buildings on Rothwell Street.

The proposal includes internal works; installing pipes and units within the bedrooms. The pipes fall in within voids of the stud wall and only small holes will be required to accommodate these and the internal units are all located in wardrobes reducing the amount of internal work. This is supported and accepted by the council and will not result in harmful intrusions or impact the plan form of the listed building.

Overall, the proposal would enhance the special architectural or historic interest of the building. The council has had special regard to the desirability of preserving or enhancing the listed building, its setting, and its features of special architectural or historic interest.

The planning history of the site was taken into account when coming to this decision. No objections were received. The Primrose Hill CAAC did not raise any objections but did request a condition for mitigation measures to be condition. This condition is on the application.

As such, the proposal is in general accordance with policy D2 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 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.

- 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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer