

Application ref: 2024/4378/P  
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Date: 30 December 2024

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

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Ove Arup and Partners Ltd  
8 Fitzroy Street  
London  
W1T 4BJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**8 Fitzroy Street**  
**London**  
**W1T 4BJ**

Proposal:  
Installation of 2x Air Source Heat Pumps, 4x Domestic Hot Water Heat Pumps, and 27x PV Panels.

Drawing Nos:  
8FS-ARP-XX-ZZ-DR-N-0603 Rev. P01; 8FS-ARP-XX-ZZ-DR-N-0604 Rev. P01; Cover letter dated 9 October 2024 prepared by ARUP; 8FS-ARP-XX-RF-DR-N-0502 Rev. P01; 8FS-ARP-XX-RF-DR-N-0503 Rev. P01; Acoustic Report Reference 8FS-ARP-XX-XX-RP-N-0001 P01 dated 26 September 2024; 8FS-ARP-XX-ZZ-DR-N-0601 Rev. P01; 8FS-ARP-XX-ZZ-DR-N-0602 Rev. P01; 8FS-ARP-XX-RF-DR-N-0501 Rev. P01; Site plan; Overheating and Cooling Hierarchy Statement Reference 8FS-ARP-XX-XX-RP-N-0002 P01 dated 01 November 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:

8FS-ARP-XX-ZZ-DR-N-0603 Rev. P01; 8FS-ARP-XX-ZZ-DR-N-0604 Rev. P01; Cover letter dated 9 October 2024 prepared by ARUP; 8FS-ARP-XX-RF-DR-N-0502 Rev. P01; 8FS-ARP-XX-RF-DR-N-0503 Rev. P01; Acoustic Report Reference 8FS-ARP-XX-XX-RP-N-0001 P01 dated 26 September 2024; 8FS-ARP-XX-ZZ-DR-N-0601 Rev. P01; 8FS-ARP-XX-ZZ-DR-N-0602 Rev. P01; 8FS-ARP-XX-RF-DR-N-0501 Rev. P01; Site plan; Overheating and Cooling Hierarchy Statement Reference 8FS-ARP-XX-XX-RP-N-0002 P01 dated 01 November 2024.

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 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.

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.

Informative(s):

- 1 Reasons for granting permission:

This application seeks permission for installation of 2x air source heat pumps (ASHPs), 4x domestic hot water heat pumps, and 27x PV panels. The application building is a modern built office building which is not listed nor within a Conservation Area.

The proposed ASHPs and hot water heat pumps will replace the existing chillers and gas boilers which have reached the end of their serviceable lifecycle. The proposed replacements will be located at roof level where the existing plant equipment is located. The proposal is not considered to result in significant visual impact given the height of the building and would be largely imperceptible from the public realm.

In terms of amenity impact, the application site is located within a predominantly office area and is unlikely to result in any detrimental impact on residential amenity in terms of noise disturbance. Given the scope of the proposed works and the installation location, it is not considered to cause any unacceptable amenity on loss of light, outlook or privacy. The Council's Environmental Health Officer has reviewed the submitted information and is satisfied that the proposed units would meet Council guidelines and is acceptable on environmental health terms. Standard noise and vibration conditions have been included to ensure that the equipment meets noise and vibration criteria.

The Council's Sustainability Officer has been consulted and considered the proposal is sufficiently justified as the replacement units will be more energy efficient with lower carbon emissions compared to the existing plants.

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, CC1 and CC2 of the London Borough of Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2024.

- 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 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](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.

- 5 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- 6 + Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990  
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer