

Application ref: 2022/5142/P  
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Date: 10 February 2025

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

Phone: 020 7974 4444

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Hugh Cullum Architects Ltd  
61B Judd Street  
London  
WC1H 9QT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**24 John Street**  
**London**  
**WC1N 2BH**

#### Proposal:

Installation of photovoltaic array and the installation of 1 air condensing unit all within the main valley roof and installation of an electric rooflight on the roof of the three storey rear extension of the existing residential dwelling.

Drawing Nos: JS024; JS024 E100 REVA; JS024 E101 REVA; JS024 E102 REVA; JS024 E200 REVA; JS024 E300 REVA; JS024 P100 REVC; JS024 P101 REVC; JS024 P102 REVC; JS024 P200 REVC; JS024 P300 REVC; JS024 P420 REVB; JS024 P421 REVB; JS024 P422 REVB; JS024 P500 REVB; JS024 Pn300 REVB; JS024 En300 REVA; Design, Access, and Heritage Statement by Hugh Cullum Architects LTD dated March 2024; Description of Proposed Works REVB dated 8/4/2024 and Overheating Report REV04 by Allwood 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: JS024; JS024 E100 REVA; JS024 E101 REVA; JS024 E102 REVA; JS024 E200 REVA; JS024 E300 REVA; JS024 P100 REVC; JS024 P101 REVC; JS024 P102 REVC; JS024 P200 REVC; JS024 P300 REVC; JS024 P420 REVB; JS024 P421 REVB; JS024 P422 REVB; JS024 P500 REVB; JS024 Pn300 REVB; JS024 En300 REVA; Design, Access, and Heritage Statement by Hugh Cullum Architects LTD dated March 2024; Description of Proposed Works REVB dated 8/4/2024 and Overheating Report REV04 by Allwood 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 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 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 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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 proposed air source heat pump (cooling function) shall only be used in the following rooms: Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3 and Study. The applicant will have constructed and implemented all the measures contained in the Overheating Report for Planning with TM59 Analysis REV 04 dated 06/12/2024 and such measures shall be permanently retained and maintained thereafter.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies

G1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the relevant part of the works details demonstrating that the air source heat pump to be installed in the building achieves a Seasonal Coefficient of Performance (SCOP) of at least 3.8, with the aim of minimising its global warming potential, shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the approved details have been installed and these works shall be permanently retained and maintained thereafter.

Reason: To ensure the development secures the appropriate energy and resource efficiency measures in accordance with the requirements of policy CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the installation of photovoltaic array, the installation of 1 external air condensing unit both within the valley roof and installation of a electric rooflight within the three storey rear extension.

The main house has an historic 'M-roof' which benefits from an internal valley and the proposed photovoltaic array would consist of approximately 11 photovoltaic panels. Each panel would measure approximately 1m in width and 1.3m in depth. The system has been designed to be low-lying and would project approximately 97mm from the valley roof. This would help to minimise any visual impact and, as a result, they will not be visible from surrounding streets, although there may be limited private views from the upper floor windows of adjacent properties.

The proposed air condensing unit would be located in the valley of the main roof and therefore not visible from any public realm and would have no harmful visual impact on the host building or harm any views from the conservation area.

The proposal includes the installation of an electric rooflight at the rear on the three storey closet wing extension. The rear extension is a modern addition however it is a well-designed form that compliments the main historic building. The electric rooflight would be modest in size and would be flush with the roofslope. Given that the electric rooflight would not result in the loss of any historic fabric it would not harm the special interest of the historic building. Given the location and views would be limited from the street, the proposal would be acceptable and it is considered that the works would preserve the character and appearance of the Bloombury Conservation Area.

The application included an overheating assessment following the cooling hierarchy in accordance with the Local Plan. The assessment outlined that all other options within the cooling hierarchy have been explored and tested within the constraints relating to a the Grade II listed building within reasonable

comfort levels as set by CIBSE TM59 and TM52 (used for workplace environment). Of the 12 rooms that were tested only the two lower ground floor areas are compliant, the report indicated that this was likely due to reduced solar gains and larger opening areas for purge ventilation, these being only the kitchen and living room.

The thermal modelling report has now been revised to include the use of blinds (Venetians so as to allow for ventilation). However, the submitted assessment conclusions remain the same and it is shown that the identified rooms still require active cooling.

- 2 A condition would be attached to ensure that the air condenser unit shall only be used in the rooms listed above. The Council's sustainability officer has reviewed the information and is satisfied with the details subject to a condition to ensure that the new air condenser unit would use as low a global warming potential (GWP) refrigerant as possible.

Due to the siting of the proposed roof light and air condenser unit, is not considered to cause any adverse impacts on the amenity of neighbouring occupiers in terms of daylight, sunlight, overlooking, or sense of enclosure.

A noise impact assessment was submitted indicating that the noise emitted from the air condenser unit would be within the requirements of policy A4. The proposed rating level requirement is 10 dB below the existing background noise level, as required by Camden Council. Conditions would be attached to ensure that noise from the equipment does not exceed the required levels. The proposed unit would not have an adverse impact on the amenity of neighbouring occupiers in terms of noise.

Special regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

Thus, the proposed development is in general accordance with policies A1, A4, C1, CC1, CC2, CC4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy 2024.

- 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 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](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.

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-householder-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