

Application ref: 2025/0490/P
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Date: 2 April 2025

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Chris Dyson Architects
74 Commercial Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
87 Leather Lane
London
EC1N 7TS

Proposal:

Details of air conditioning unit specification required by condition 6 of planning permission 2024/3814/P dated 03/02/2025 for Installation of air conditioning condenser unit in central roof valley, new vents within the roof slopes, slim-line double glazing in all modern windows, new dormer window opening within the mansard roof on the rear elevation and new lead-clad central roof valley access hatch on inward slope of rear roof pitch, replacement of timber screen on the first-floor side elevation and removal and replacement of section of lean-to roof with new roof lights.

Drawing Nos: Covering letter prepared by Chris Dyson Architects dated 04/02/2025;
City Multi VRF and Hybrid VRF Seasonal Efficiency Brochure produced by Mitsubishi Electric.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval of details:-
Details are required to demonstrate that the air conditioning unit (AC unit) to be

installed in the residential dwelling achieves a Seasonal Coefficient of Performance (SCOP) of at least 3.8, with the aim of minimising its global warming potential. The information submitted by the applicant includes the model of the air conditioning unit (R410A mini VRF heat pump) as well as the SCOP values. The applicant has confirmed that the AC unit would be used for cooling only and heating would continue to be provided by the existing gas boiler and radiators. The AC unit would have a SCOP of 5.27 which meets the requirements of this part of the condition.

During the course of the application the applicant was asked to explore alternative models with lower global warming potential (GWP). The applicant has confirmed that this has not been possible due to the orientation of the existing pipework runs. Given that the building is a Grade II listed building the introduction of new ceiling voids into the rooms to install horizontal pipework would not be supported as it would be considered harmful to the existing fabric and spatial quality of the rooms. The applicant has confirmed that the mini-VRV system proposed will continue to be manufactured until 2029. The R410A equipment can be serviced and maintained for its serviceable lifetime and the manufacturer guarantees the supply of spares for a period of 10 years. The information has been reviewed by the Council's Sustainability officer and is considered satisfactory in this instance.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed details are in general accordance with policy CC2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission (ref 2024/3814/P) granted on 03/02/2025 which need details to be submitted, have been approved.

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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer