

Application ref: 2018/4429/L
Contact: Elaine Quigley
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Date: 26 November 2018

Development Management
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Rolfe Judd Planning Ltd
Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**193-197 High Holborn
London
WC1V 7BD**

Proposal:

Installation of an air conditioning system and associated plant with acoustic screen on the roof of the building and associated internal works to serve the fourth and fifth floor office levels.

Drawing Nos: Covering letter prepared by Rolfe Judd dated 05 July 2018; Site location plan; (01)616 rev F; (01)617 rev K; (01)700 rev D; (01)910 rev G; (PS)114 rev C; Built Heritage Statement (AC Scheme) produced by Waterman Infrastructure and Environment Limited dated August 2018; by Environmental Noise Survey and Plant Noise Assessment Report produced by Hann Tucker Associates dated 05 July 2018; Extract from standard range product information sheet produced by Big Foot Systems; Refrigeration pipework bending radius produced by BSG; Location and Product information sheet for fifth floor outdoor units; Extract from brochure produced by AF/Armaflex Class O; Extract from brochure produced by MiniBlue.

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:

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 application is for installation of two air-source heat pumps and a new acoustic screen adjacent to the parapet wall, to be 7.6m wide x 0.75m high x 0.16m deep to serve the fourth and fifth floors of the building. The air source heat pumps would be located on the rear elevation of a fifth floor external roof terrace and would face onto the roof of the existing building. There is an existing air-con unit on the roof terrace that serves the ground floor restaurant. The acoustic enclosure is proposed to mitigate any potential harm to neighbours from the equipment that would operate over a 24 hour period.

The 2 air source heat pumps would be typical grey metal apparatus and would be modest and discreet in size and location, concealed mainly behind the existing parapet wall of the rear elevation of this part of the building. Similarly the new acoustic enclosure will be modest in size and appearance. They would not be visible in the public realm. It is considered that the units and new enclosure would have no harmful impact on the special architectural or historic interest of the host building.

Internally, the new cooling units would not harm the historic fabric of the fourth and fifth floor levels of the building. Their coolant pipes will be surface mounted, apart from a small underfloor section which would either a) where possible utilise existing notches or b) require a small amount of drilling through joists, which is preferable to additional notching. Following negotiation, units 4, 6 and 11 have been moved either to reduce servicing or more appropriately to allow appreciation of chimney breasts. The proposal is therefore not considered to cause harm to the special architectural or historic interest of the building.

Special attention has been paid to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest,

under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

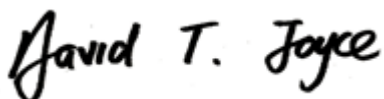
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning