

Application ref: 2021/1807/P  
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Date: 9 December 2021

**Development Management**  
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Mr. Daniel Valente  
Agusta House  
Commerce Way  
Edenbridge  
TN8 6ED

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Citadines Hotel**  
**94 High Holborn**  
**London**  
**WC1V 6LF**

Proposal:

Installation of air source heat pumps in basement carpark and associated pipework to roof level on side elevation (retrospective).

Drawing Nos: OS Plan; 24622-NAC-XX-B1-M3-W- 0801 (Hot water generation plant) Rev P2; 24622-NAC-XX-RF-DR-W-080 (Hot water services roof layout) Rev P2; 24622-NAC-XX-ZZ-DR-W-0801 (RWP and Hot Water Pipework Elevation) Rev P1; Plant Noise Assessment by CSG Acoustic ref CSGA C1890 Issue FINAL Revision 1.

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 shall be carried out in accordance with the following approved plans :

OS Plan; 24622-NAC-XX-B1-M3-W- 0801 (Hot water generation plant) Rev P2; 24622-NAC-XX-RF-DR-W-080 (Hot water services roof layout) Rev P2; 24622-NAC-XX-ZZ-DR-W-0801 (RWP and Hot Water Pipework Elevation) Rev P1; Plant Noise Assessment by CSG Acoustic ref CSGA C1890 Issue FINAL

Revision 1.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 The plant equipment hereby approved shall be installed, operated and maintained in accordance with the recommendations of the Plant Noise Assessment.

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest 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 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.

Informative(s):

- 1 The application is for development which has already taken place. The hotel's existing hot water heating system which is contained in a rooftop plant room has been replaced by air source heat pumps in the basement carpark. Associated pipework has been attached to the side elevation of the hotel from basement to rooftop.

The key issues of consideration are impact on design and amenity. The host property is in the Bloomsbury Conservation Area. The external pipework which runs up the internal lightwell in the commercial perimeter block is the only external manifestation of the development. Site photos demonstrate that the pipework is very similar in appearance to the adjacent rainwater pipes and would cause no harm to the appearance of the building or the Conservation Area. The proposals are acceptable in design terms.

The submitted noise assessment report demonstrates that an appropriate environmental on-site noise assessment was carried, and based on the results of the noise survey it has been calculated that noise emissions from the proposed plant units should not have an adverse impact on the nearest sensitive receivers, provided that the noise control strategy presented in the report are followed. Condition 2 requires the equipment to be operated in accordance with the acoustic report and in line with the Council's noise requirements. Subject to this condition, the proposals would avoid causing harm to local residential amenity and is acceptable in terms of policy A1 of the Local Plan.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Consultation

responses, site history and the relevant development context have all been considered as part of the assessment.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017 and the proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer