

Application ref: 2022/0076/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 14 March 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Haworth Tompkins
Haworth Tompkins
33 Greenwood Place
LONDON
NW5 1LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Warburg Institute
Woburn Square
London
WC1H 0AB

Proposal:

Installation of new air source heat pump and associated enclosure.

Drawing Nos: 1811-HT-XSP-001, 1811-HT-XP-ASHP-013, 1811-HT-P-ASHP-013, 1811-HT-41-230 rev T2, Plant Impact Assessment Report for new ASHP Unit dated 19/01/2022, and Overheating Report reference P1419 dated 14/02/2022.

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: 1811-HT-XSP-001, 1811-HT-XP-ASHP-013, 1811-

HT-P-ASHP-013, 1811-HT-41-230 rev T2, Plant Impact Assessment Report for new ASHP Unit dated 19/01/2022, and Overheating Report reference P1419 dated 14/02/2022.

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

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

- 4 Prior to use, machinery, plant or equipment and ducting 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.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the installation of a new Air Source Heat Pump (ASHP) and associated enclosure within the rear courtyard of the Warburg Institute. The enclosure would measure approximately 3.3m x 2.2m and 1.95m tall, constructed of galvanised steel with PPC finish and louvres to two elevations. The ASHP is required to provide cooling to the ground floor reading room, server room and AV racks. These are existing, naturally ventilated spaces within the building that are known to overheat, and where it is not feasible to increase natural ventilation or reduce solar gains any further. Other passive cooling measures such as solar control film and blinds on the windows are being incorporated as far as possible to ensure that the requirement for cooling will be limited to peak summer weeks only. An overheating assessment has also been submitted which demonstrates that even after incorporating other cooling hierarchy measures, these areas are still likely to overheat and therefore active cooling is required. As such, the proposed plant is acceptable and would accord with the requirements of policy CC2.

Given the location of the enclosure within the central courtyard, where it is surrounded by the existing U-shaped university building, there would be no public views of the structure. As such, it would not harm or impact the

appearance of the building, nor this part of the Bloomsbury Conservation Area and the proposals are acceptable in design terms.

Given the location and nature of the proposals, it is not considered that they will harm the amenity of any adjoining residential occupiers in terms of outlook, privacy or daylight/sunlight impacts.

A noise impact assessment has been submitted in support of the proposals which measured background noise levels. The nearest noise sensitive receptor is a residential window to the rear of the building, approximately 14m away. The assessment demonstrates that noise emissions from the proposed plant would be 10db below background noise levels when measured from this window, which would comply with Camden's noise standards and shall be secured by condition.

No objections have been received. The site's planning history was taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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) 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 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