

Application ref: 2022/0036/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
27 Hampstead High Street
London
NW3 1QA

Proposal:
Installation of external air conditioning unit and associated acoustic enclosure within the rear courtyard
Drawing Nos: EX001, EX002, EX110, EX310, PL110, PL310, Acoustic Louvres document, Environmental Acoustic Impact Assessment, The Cooling Hierarchy Statement.

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: EX001, EX002, EX110, EX310, PL110, PL310, Acoustic Louvres document, Environmental Acoustic Impact Assessment, The

Cooling Hierarchy Statement.

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 subject site is currently used as a shop over ground floor, upper ground floor mezzanine, basement and basement mezzanine levels. The proposal involves the installation of an external wall mounted air conditioning unit which will be enclosed within a Wakefield acoustic louvre system with bird mesh, and powder coated aluminium framework (in anthracite grey). This enclosure would be positioned on to the side wall of the rear single storey rear basement extension with its doors facing out on to the courtyard. The enclosure would not be seen from any public views and would be attached to an extension which is not an original part of the host listed building.
The servicing will utilise the existing non-original ceilings and voids, and would not impact on historic fabric in the building. Therefore it is not considered the conditioning unit would cause harm to the special architectural interest of the original listed building. Overall, the proposed unit and enclosure would not result in harm to the significance of the listed building not that of the surrounding conservation area.

The subject building is grade II listed and therefore the application of the cooling hierarchy is limited by the buildings heritage constraints. The site is to be continually used in retail use and along with the recent refurbishment works to the building the air conditioning unit would help enhance the internal working conditions. The applicant has highlighted in their cooling hierarchy statement that the existing building has passive ventilation elements such as, the large opening doors to the lower ground floor which open out onto the courtyard, louvred glass fan light to the shopfront and on the upper ground/mezzanine level there are a number of openable rear windows. These all would allow for some ventilation in the building but more so for the summer, mechanical ventilation was considered not to provide the building with the required levels of cooling and heating and would not therefore be appropriate. It is considered that the external air conditioning unit would be the most appropriate and least invasive option to the building.

On balance, it is considered that the scope for passive measures to control excess heat at this property, given its heritage constraints, is limited. Given this context, it is considered that the proposal for an air conditions unit within an enclosure is acceptable in this instance.

No objections have been received prior to making this decision. The sites

planning history was taken into account when coming to this decision.

The proposal will not result in the removal of any original features of the host building, and therefore would not result in the loss of any historic character or fabric of the listed building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

- 2 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.

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