

Application ref: 2022/0079/P
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Development Management
Regeneration and Planning
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www.camden.gov.uk/planning

Johanna Molineus Architects
22 Great Chapel Street
London
W1F 8FR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**37-41 Gower Street
London
WC1E 6HH**

Proposal:

Installation of 4 external condensers (air source heat pumps) within acoustic enclosure to rear garden and installation of 1 external condenser (air source heat pump) behind acoustic screen to front pavement vault.

Drawing Nos: 282.37-41.001, 282.37-41.002, 282.37-41.100 rev P2, 282.37-41 200 rev P4, EEC-STD-DWG-204, Report VA3909.211123.NIA.

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: 282.37-41.001, 282.37-41.002, 282.37-41.100 rev

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 External noise level emitted from plant, machinery/ equipment 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. Approved mitigation details shall be implemented prior to commissioning of the installation and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 Prior to first use of any of the air source heat pumps hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pumps shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is to install five external condensers (air source heat pumps) within acoustic enclosures: four are to be positioned in the rear garden, and one to the front of the property in the vaults beneath the pavement. The air source heat pumps are to be used for heating purposes only as the Council

discourages active cooling in accordance with Policy CC2 of the Local Plan. A condition has been added to ensure permanent disabling of the cooling function on each unit.

The condenser units are small in comparison to the size of the rear garden and located discreetly, while the unit to the front will be completely hidden from any views from neighbouring properties. The visual impact upon the Conservation Area and listed building is considered minor, and none of the units will be visible from the public realm. The proposal is considered neither bulky nor incongruous in context of the host building, surrounding properties or wider conservation area.

The application site suffered severe bomb damage during WWII and was largely re-built in the years following the war. As a result, the rear elevation is relatively modern and holds no particular historic significance. Therefore, the minor pipe insertions to the rear facade are considered acceptable and would not cause harm to any original fabric, the character of the host building or the appearance of the surrounding conservation area.

One objection was received during the course of this application from neighbouring owner/occupiers relating to potential noise impact from the equipment. A noise report has been submitted in support of the application. It demonstrates that the air source heat pumps and associated acoustic enclosures can operate within Camden's minimum noise level requirements. During the course of the application the access door to the front vault has been revised to be an acoustic louvre door. The information has been reviewed by the Council's Environmental Health team. In terms of noise, the officer concludes that noise emissions from the proposed units would not have an adverse impact on the nearest residential receivers. Conditions would be attached to ensure noise and vibration from the units would not exceed Camden's noise standards. There will be no adverse impact on neighbour amenities in terms of privacy, daylight, outlook.

The Bloomsbury CAAC has raised no objections to the proposal but has noted the local residents concerns about noise and disturbance.

This and the planning history of the site have been 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, and of preserving the listed building and its features of special architectural or historic interest, under s66 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National 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



Daniel Pope
Chief Planning Officer