

Application ref: 2022/0869/L
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Johanna Molineus Architects
22 Great Chapel Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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, installation of 1 external condenser (air source heat pump) behind acoustic screen to front pavement vault and associated minor internal changes.

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 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: 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.

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 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 condenser units are small in comparison to the size of the rear garden and located discreetly, for this reason the visual impact is considered negligible. It is noted that none of the units will be visible from the public realm and therefore are not expected to affect the appearance or perception of the listed building. The proposed additions would not have a harmful impact on the special interest of the Grade II listed building.

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 or the character of the listed building. Internal alterations proposed are minor in nature and given the previous works, are not considered to harm the architectural and historic significance of this listed building.

No objections have been raised. The application site's planning history has been taken into account when coming to this decision.

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 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 Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of 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.

- 3 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