

Application ref: 2022/2183/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 23 August 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

Mr Sean Emmett
29a Montague St
London
WC1B 5BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

33 Bedford Place
London
WC1B 5JU

Proposal:

Installation of Air Source Heat Pumps, including 3 external condenser units within an acoustic enclosure in the rear garden, and 1 condenser unit in the front vault and associated alterations

Drawing Nos: TPS/33BP/B/M; TPS/33BP/G/M; TPS/33BP/1/M; TPS/33BP/2/M; TPS/33BP/3/M; TPS/33BP/TN1; TPS/33BP/TN2; TPS/33BP/VRVC; TPS/33BP/VRVC2; 69889D 001 B; BB039-2022-00; VA4122.220510.NIA; Natural Ventilation and Overheating Assessment by Taylor Project Services Consultants dated 18/07/2022; Heritage Assessment of Proposed Air Source Heat Pumps dated 04/22; Design and Access Statement dated 05/22; Energy Statement by Taylor Project Services Consultants dated 05/22.

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- TPS/33BP/B/M; TPS/33BP/G/M; TPS/33BP/1/M; TPS/33BP/2/M; TPS/33BP/3/M; TPS/33BP/TN1; TPS/33BP/TN2; TPS/33BP/VRVC; TPS/33BP/VRVC2; 69889D 001 B; BB039-2022-00; VA4122.220510.NIA; Natural Ventilation and Overheating Assessment by Taylor Project Services Consultants dated 18/07/2022; Heritage Assessment of Proposed Air Source Heat Pumps dated 04/22; Design and Access Statement dated 05/22; Energy Statement by Taylor Project Services Consultants dated 05/22.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to use, all 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 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.

- 5 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.

Informative(s):

- 1 Reasons for granting permission-

The proposal is for the replacement of the existing gas fired boiler and radiators with Air Source Heat Pumps serving internal VRV units. The scheme

thus involves the installation of 3 external condenser units within an acoustic enclosure in the rear garden, an external unit inside the front vault (with associated vault door replaced by acoustic door) and 15 corresponding internal units located where possible to replace the radiators. The 3 external condenser units will be within the rear garden, housed within an acoustic enclosure, and another small unit housed within the vault to the front of the building.

The acoustic enclosure will be located in the rear of the garden and will be hidden behind the existing boundary wall and therefore not visible from any public realm. Similarly the external unit in the front basement vault will not be visible and have no impact on the host building or streetscene.

The proposal would not adversely affect the significance of the exterior of the listed building and the adjoining listed buildings nor the character and appearance the wider Conservation Area.

The proposals would not cause harm to the amenity of any nearby properties in terms of loss of light, outlook or privacy. The Council's Environmental Health Officer has reviewed the submitted noise report and confirmed compliance with the Council's minimum noise standards. The proposed acoustic enclosure in particular is required to ensure this.

The applicant has supplied additional information to demonstrate that alternative cooling methods were explored in accordance with the Cooling Hierarchy. Water-based cooling systems consist of cooling towers, condenser water pumps, reservoirs of cooling fluid and make-up pumps are better suited for new builds rather than historic buildings in conservation areas.

The ventilation report assessed the risk of summertime overheating for the proposed office refurb project and investigated thermal comfort and natural ventilation measures to the building. It concluded that office areas overheat when naturally ventilated and heat pumps will be used to heat and cool the problem areas. The areas that overheat will be serviced via a highly efficient heat pump system which will provide heating and cooling to the zones.

- 2 This Grade I listed Georgian townhouse does not have the opportunity to provide large openings through the building without significant loss of the original fabric. It is considered the installation of cooling units is beneficial in meeting modern comfort standards with the least intervention in the building and in a way which is fully reversible. This complies with the objectives of the NPPF in achieving a sustainable building which can maintain reasonable environmental standards while at the same time conserving the heritage asset.

The feasibility of a range of renewable energy technologies has been reviewed for use including wind turbines, biomass, ground-source, solar thermal and solar photovoltaic. However, the nature of this listed building and its historical context preclude the use of these renewable energy technologies. Air-source heat pumps are therefore considered the most appropriate renewable system to use in terms of the utilisation of renewables and the carbon reduction achieved.

Special attention has been paid to the desirability of preserving or enhancing

the special interest of the listed building and the character and appearance of the Bloomsbury Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

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

- 3 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).
- 4 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.
- 5 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', written in a cursive style.

Daniel Pope
Chief Planning Officer