

Application ref: 2022/2840/L  
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Date: 23 August 2022

**Development Management**  
Regeneration and Planning  
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Mr Sean Emmett  
29a Montague St  
London  
WC1B 5BL

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**33 Bedford Place**  
**London**  
**WC1B 5JU**

Proposal:

Internal and external alterations including removal of the existing gas fired boilers, radiators and redundant pipework and the installation of new 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 15 corresponding internal units.

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 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: 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: 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.

- 4 Before the relevant part of the work is begun, photographic evidence of the vault door to be replaced and detailed drawings and photos of the proposed vault door shall be submitted to and approved in writing by the local planning authority.

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

#### Informative(s):

- 1 Reasons for granting consent-

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 in the front vault (with associated vault door replaced by acoustic door) and 15 corresponding internal units located where possible to replace the radiators. The work entails the removal of the existing gas fired boilers, radiators and redundant pipework combined with the installation of new units internally in purpose-made free standing joinery units. 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 harmful visual impact on the host building. Thus, the proposal would not adversely affect the significance of the exterior of the listed building nor the setting of adjoining listed buildings. A condition is added to ensure the proposed replacement vault door is appropriate.

Internally, the pipework serving the internal comfort cooling units will be routed within existing service routes. Vertically, the pipework will run within an existing riser located in the rear corner of the main house where the redundant central heating pipework will be removed. Horizontally, the pipework will be routed within the existing floor voids. Generally, the internal units have been located in the same position as the redundant radiators, which will allow pipework to run in existing service penetrations/notches within the timber joists. Internally the proposed units are in broadly equivalent locations to where one would usually find radiators. The proposed internal units will be encased in timber joinery to match the historic joinery profiles of the interior, and will not require the loss or alteration of the historic dado and skirting. As such, the internal alterations are not considered to cause harm to the special historic interest of the host building.

Special attention has been paid to the desirability of preserving or enhancing the special interest of the listed building, under s.16 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 policy D2 of the Camden Local Plan 2017, plus 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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer