

Head of Planning
London Borough of Camden
Development & Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

08 September 2022

Dear Sir/Madam

Oxford House 30-32 Tavistock Place, London, WC1H 9RE
Application for Full Planning Permission and Listed Building Consent for the Installation of Two Heat Pumps, Associated AC Units and Other Associated Works on behalf of WC1 Studios Ltd
Planning and Design and Access Statement

I act on behalf of WC1 Studios Ltd which is the freeholder of the above site and attach for your attention an application for Full Planning Permission and Listed Building Consent in respect of the installation of two heat pumps and associated AC units and other associated works at Oxford House, 30-32 Tavistock Place. The application site forms part of a Statutory Grade II Listed terrace of 11 buildings within the Georgian townscape of Bloomsbury in Camden. The building is currently in use as a hostel (*sui generis*).

Accordingly, I attach the following documents which form the planning application which has been submitted via the Planning Portal (ref: PP- 11534477).

- (i) A copy of the relevant application form, signed and dated;
- (ii) Location Plan;
- (iii) Existing Basement and First Floor Plans (Drawing Ref: 2105/BC/GF-F0 201);
- (iv) Existing First and Second Floor Plans (Drawing Ref: 2105/BC/F1-F2 202);
- (v) Existing Third Floor and Loft Plans (Drawing Ref: 2105 LB 304);
- (vi) Proposed M&E at Basement and First Floor Plans (Drawing Ref: 2105/BC 601C);
- (vii) Proposed M&E at First and Second Floor Plans (Drawing Ref: 2105/BC 602C);
- (viii) Proposed M&E at Third Floor and Loft Plans (Drawing Ref: 2105/BC 603C);
- (ix) Proposed M&E Section B-B Plan (Drawing Ref: 2105/BC/S 512 A);
- (x) Mechanical Services Plan (Drawing Ref: MEU-UK/QAHV/PS/2 Rev.3);
- (xi) Technical Specification Document;
- (xii) Noise Impact Assessment, prepared by DAA Group dated July 2022;
- (xiii) Heritage Statement, prepared by JB Heritage Consulting Limited;
- (xiv) Planning, Design and Access Statement prepared by JMS Planning and Development Ltd dated September 2022;
- (xv) CGI Courtyard View Images 1 and 2; and
- (xvi) The relevant Community Infrastructure Levy form sign and dated.

Please note the relevant application fee has been paid directly via the Planning Portal.

The proposals relate to the installation of 2 heat pumps, air conditioning units and associated internal cassette units which will provide ventilation in each of the guest rooms. This is required in order to bring the existing hostel accommodation up to the modern standards of comfort expected in a hostel of this type and location to enable its on-going and long-term use in a sustainable and highly accessible

location without adverse impact on any neighbouring properties. In this light it is considered that the application scheme represents sustainable development, in accordance with the NPPF as well as London Plan Policy GG2.

The heat pumps will provide heating, cooling and hot water to 32 30-32 Tavistock Place and are proposed to be located within the rear yard screened by trellis and climbing plants. An extraction fan system is proposed to be installed with extract fans to be individual to each room.

A Heritage Statement is submitted in support of this application submission. In summary, the proposed works will involve the minimum amount of intervention required in order to achieve the optimal result.

The internal air conditioning units have been designed to be as unobtrusive as possible. The majority of these will be mounted upon the wall of rooms as approved under the consented scheme with LPA ref: 2021/4404/L. All connections will be discreetly housed within redundant flues to fans mounted in Extract Fan plenum in the loft.

Shower pods have been designed with a step level to allow for wastes and services to run in duct below new floor without affecting the existing floor and to ensure no damage is done to the original cornice on floor below. Details of shower pods and associated pipework can be found within the accompanying Section Plan.

The proposed works will not cause loss or damage to any original fabric that is central to the significance or understanding of the building. All of the air conditioning units are demountable, meaning that the works are reversible should this be required in the future. Overall, the proposed works are sympathetic to the building's age and construction and will work sensitively with its historic fabric to support and respect the heritage significance of this Grade II listed building. There will be no effect upon the significance of any other heritage asset.

The proposals are therefore in accordance with the NPPF, London Plan Policy HC1, and Local Plan Policy D2.

Having regard to noise, a Noise Impact Assessment Report is submitted in support of the application. This confirms that the proposed scheme is not expected to have a significant adverse noise impact and the relevant plant noise requirements have been shown to be met.

Overall, the proposals will improve the building's long-term usability, ensuring that the hostel is comfortable for guests. The proposed works comprise the minimum amount of intervention and will ensure that the proposals are sympathetic to the heritage significance of the Grade II listed building.

I trust you find the enclosed in order and I look forward to receiving confirmation of validation of the application shortly. Should you wish to discuss please do not hesitate to contact me on 07525 131145.

Yours faithfully



Julian Sutton
JMS Planning & Development

Encs.