

Application ref: 2022/1635/P
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Date: 28 November 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
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**5 Bloomsbury Place
London
WC1A 2QP**

Proposal:

Replacement of existing gas fired boiler with Air Source Heat Pumps, including 3 external units within enclosure in rear garden (and 19 corresponding internal units - see associated Listed Building Consent application 2022/2246/L).

Drawing Nos: Site Location Plan *, TPS/2208/B/M 0, G/M 0, 1/M 0, 2/M 0, 3/M 0, VRVC1 0, VRVC2 0, TN 0, 69889D 001 B. Design and Access Statement (April 2022 Bedford Estates). Heritage Statement (April 2022 Sean Emmett RICS). Noise Impact Assessment (11 April 2022 Venta Acoustics VA4123.220411.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: Site Location Plan *, TPS/2208/B/M 0, G/M 0, 1/M 0, 2/M 0, 3/M 0, VRVC1 0, VRVC2 0, TN 0, 69889D 001 B. Design and Access Statement (April 2022 Bedford Estates). Heritage Statement (April 2022 Sean Emmett RICS). Noise Impact Assessment (11 April 2022 Venta Acoustics VA4123.220411.NIA).

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 The external noise level emitted from plant, machinery or equipment at the development hereby approved 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 the machinery operating at maximum capacity. A 3 sided acoustic enclosure shall be introduced between the external units and the noise sensitive receivers.

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.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed installation of Air Sourced Heat Pump (ASHP) system to the host property is considered acceptable in terms of scale design and materials. The overall works involve the replacement of the existing gas fire boiler and internal radiators with 3 external ASHPs, installed within an enclosure in the rear garden, serving internal 19 variable refrigerant volume (VRV) units. Planning permission is sought for the external works.

The rear garden is screened from public view by the existing high boundary wall to Southampton Row. The louvered enclosure shall be positioned at the rear of the rear garden adjacent to the boundary wall. The enclosure shall be approx. 2.3m in height, 4m in width and 1.1m in depth.

The sensitive nature of the proposed works would ensure no harm is caused to the special historic interest of the listed building or character or appearance of the Conservation Area. The location of the units within a purpose built enclosure and lack of visibility from the public realm would ensure no harm is caused to the character and appearance of the surrounding conservation area.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. The submitted Noise Impact Assessment has been reviewed by the Council's environmental health officer who has confirmed the proposed ASHPs would comply with the minimum noise standards of the Local Plan, subject to conditions added to this decision.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, A4 CC1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer