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| Application ref: 2022/2246/L  Contact: Matthew Dempsey  Tel: 020 7974 3862  Email: Matthew.Dempsey@Camden.gov.uk  Date: 25 November 2022   |  | | --- | |  | |  | | Telephone: 020 7974 **OfficerPhone** | |  | ApplicationNumber |
|  |

**Development Management**

Regeneration and Planning

London Borough of Camden

Town Hall  
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WC1H 9JE

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Mr Sean Emmett

29a Montague St

London

WC1B 5BL

United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**

Address:

**5 Bloomsbury Place**

**London**

**WC1A 2QP**

Proposal:

Replacement of existing gas fired boiler with Air Source Heat Pumps, including 3 external units and 19 corresponding internal units

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| 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 subject to the following condition(s):

Conditions And Reasons:

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| 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: 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: 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):

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|  | Reasons for granting listed building consent:  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.  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 location of the ASHP 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 and would not appear incongruous in the setting of the rear garden.  Internally, the 19 VRV units shall be installed in place of existing radiators and housed within bespoke joinery cases. The proposed internal units shall benefit from timber joinery to match the historic profiles of the interior and shall not require the loss or alteration of the existing dado or skirtings in place.  The sensitive nature of the proposed works would ensure no harm is caused to the special historic interest of the listed building. The Council Conservation Officer was consulted on the scheme and raised no objections.  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.  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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.  As such, the proposal is in general accordance with policy 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. |
|  | 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. |
|  | 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. |
|  | 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

Chief Planning Officer