

Mr James Taylor
Wright & Wright Architects LLP
89-91 Bayham Street
London
NW1 0AG

Application Ref: **2011/2990/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

1 September 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
32-39 Bedford Square
London
WC1B 3EG

Proposal:

Alterations to 37, 38 and 39 Bedford Square including demolition of the rear extension for 37 and 38 and remodelling of the rear elevation; alterations to pavement vaults to accommodate plant and air handling units; and new extractor ducts on No. 39.

Drawing Nos: 002B; 003B; 004A; 005A; 006A; 007A; 008B; 009; 010B; 011A; 012A; 013; 014A; 018A; 019; 023; 026; 051; 052; 053; 054; 150B; 160; 161; 162; 163; 164; 165; 150_LC; 151_LC A; 152_LC; 153_LC A; 155_LC A; 156_LC A; 157_LC A; 159_LC A; 160_LC A; 161_LC A; 162_LC A; 163_LC A; 164_LC A; 165_LC A; 166_LC A 186_LC; 201B; PIB-202K; 203F; 204F; 205F; 206F; 207E; 208D; 214B; 215B; 216B; 218E; 226B; 227C; 228B; 235; 250; 251A; 254; 300A; 301; 302; 303; 320A; 321; PIB-403A; 400_LC A; 402_LC A; 404_LC A; 405_LC A; 406_LC A; 408_LC A; 409_LC A; 410_LC A; 411_LC A; 412_LC A; 413_LC A; 414_LC A; 435_LC; 515; PIB-516; P1B-517A; P1B-518; SK169; SK171; SK172; SK173; SK174; SK175; SK176; SK177; SK178; SK179; Supporting Document from Wright and Wright Architects dated May 2011 and Digital Prototyping Statement from Jeroen van Ameijde (AA Head of Digital Prototyping) dated 19th July 2011.



The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Automatic time clocks shall be fitted to the equipment/machinery hereby approved, prior to commencement of the first use of the units, to ensure that the plant/equipment does not operate between 20:00hrs and 08:00hrs Monday to Saturday and not at all on Sundays or Bank Holidays. The timer equipment shall be properly maintained and retained permanently thereafter.

Reason:- To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the first operation of the plant equipment, a detailed Acoustic Report prepared by a suitably qualified acoustic engineer, demonstrating how the

plant/machinery complies with the Council's LDF Noise Thresholds, shall be submitted to and approved by the Council. All installed plant and acoustic attenuation measures shall be retained and maintained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The extract ducts hereby approved shall be removed from the building as soon as reasonably practicable when no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the use commences, the plant equipment shall be provided with acoustic isolation and sound attenuation measures in accordance with the recommendations of the Environmental Noise and Air Quality Statement approved by the Council. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The development hereby permitted shall be carried out in accordance with the following approved plans

002B; 003B; 004A; 005A; 006A; 007A; 008B; 009; 010B; 011A; 012A; 013; 014A; 018A; 019; 023; 026; 051; 052; 053; 054; 150B; 160; 161; 162; 163; 164; 165; 150_LC; 151_LC A; 152_LC; 153_LC A; 155_LC A; 156_LC A; 157_LC A; 159_LC A; 160_LC A; 161_LC A; 162_LC A; 163_LC A; 164_LC A; 165_LC A; 166_LC A 186_LC; 201B; PIB-202K; 203F; 204F; 205F; 206F; 207E; 208D; 214B; 215B; 216B; 218E; 226B; 227C; 228B; 235; 250; 251A; 254; 300A; 301; 302; 303; 320A; 321; PIB-403A; 400_LC A; 402_LC A; 404_LC A; 405_LC A; 406_LC A; 408_LC A; 409_LC A; 410_LC A; 411_LC A; 412_LC A; 413_LC A; 414_LC A; 435_LC; 515; PIB-516; P1B-517A; P1B-518; SK169; SK171; SK172; SK173; SK174; SK175; SK176; SK177; SK178; SK179; Supporting Document from Wright and Wright Architects dated May 2011 and Digital Prototyping Statement from Jeroen van Ameijde (AA Head of Digital Prototyping) dated 19th July 2011.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 Distribution of growth; CS5 Managing the impact of growth and development; CS14 Promoting high quality places and conserving our heritage and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 Securing high quality design; DP25 Conserving Camden's heritage; DP26 Managing the impact of development on occupiers and neighbours; DP28 Noise and vibration. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613