

Mr Graham Oliver
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2013/7803/P**
Please ask for: **Miheer Mehta**
Telephone: 020 7974 **2188**

14 April 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
26-27 Bedford Square
London
WC1B 3HP

Proposal:

Removal of existing boiler and radiators, installation of 36 No. internal VRV units, installation of 2 condenser units within the rear basement lightwell and associated pipework connections. Installation of internal wall mounted fan coil unit and associated wall mounted AC condenser unit in the rear basement lightwell, and associated works.

Drawing Nos: LP-1, Design and Access statement (prepared by Tuffin Ferraby Taylor LLP), Acoustic report (prepared by Philip Acoustics Ltd ref: 13241-002 dated November 2013), Mechanical Plant Information, Heritage statement (prepared by dlg architects dated November 2013), Drwg no. TPS/26-27BS/B/MH, TPS/26-27BS/G/MH, TPS/26-27BS/1/MH, TPS/26-27BS/2/MH, TPS/26-27BS/3/MH, TPS/26-27BS/VRVS, TPS/26-27BS/TN1, TPS/26-27BS/TN2, P05, P006, 09 rev A.

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:

LP-1, Design and Access statement (prepared by Tuffin Ferraby Taylor LLP), Acoustic report (prepared by Philip Acoustics Ltd ref: 13241-002 dated November 2013), Mechanical Plant Information, Heritage statement (prepared by dlj architects dated November 2013), Drwg no. TPS/26-27BS/B/MH, TPS/26-27BS/G/MH, TPS/26-27BS/1/MH, TPS/26-27BS/2/MH, TPS/26-27BS/3/MH, TPS/26-27BS/VRVS, TPS/26-27BS/TN1, TPS/26-27BS/TN2, P05, P006, 09 rev A.

Reason:

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

- 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 policies 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 The plant shall be installed to meet the design specifications stated in report reference 13241-002, submitted as part of the application, and shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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.

Informative(s):

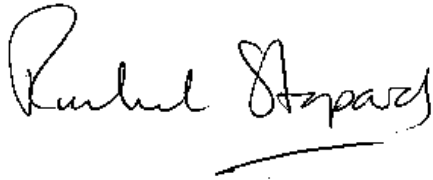
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.