

Delegated Report (Members Briefing)		Analysis sheet N/A		Expiry Date: 17/06/2015		
				Consultation Expiry Date: 11/06/2015		
Officer			Application Number(s)			
Patrick Marfleet			2015/2327/P 2015/2244/L			
Application Address			Drawing Numbers			
14 Bedford Square London WC1B 3JA			See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
<ol style="list-style-type: none"> 1. Installation of air conditioning condenser unit to the rear at basement level. 2. Internal and external alterations including installation of a air conditioning condenser unit to the rear at basement level. 						
Recommendation(s):		Grant conditional permission				
Application Type:		Full Planning Permission				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses No. electronic	01 01	No. of objections	01
Summary of consultation responses:	Site notice: 20/05/2015 – 10/06/2015 Press notice: 21/05/2015 – 11/06/2015 No responses were received from neighbouring properties. Historic England: No objection. This application should be determined in accordance with national and local policy guidance.					
CAAC/Local groups comments:	Bloomsbury CAAC objection: <ol style="list-style-type: none"> 1. We object to this application on the grounds that it is our policy not to approve the proliferation of air conditioning units, in heritage properties not designed for it and particularly when listed. 2. We also object to flagpoles degrading Georgian houses in Bedford Square. 					

Officer response:

- 1. The size, design and location of the proposed condenser unit, to the rear of the property at basement level, is considered not to compromise the architectural composition of the listed building.*
- 2. The proposed flag pole was not considered to be architecturally appropriate in the highly graded context of the listed building and has been completely removed from the plans.*

Site Description

The property is a 5 storey (including basement) late 18th century, mid terrace building located on the northern side of Bedford Square. The majority of the building along this side of Bedford Square are identical in appearance and built from yellow stock brick with slate mansard roofs and tall slab chimney-stacks. The front elevations of numbers 14 and 13 Bedford Square are similar in appearance, each having a full width balcony with decorative metal balustrade at first floor level and 3 floor to ceiling sash windows to the rooms behind. The application property is Grade I listed and is located within the Bloomsbury Conservation Area.

Relevant History

2014/6828/PRE - Interior fit out including installation of fitted furniture and partitions.

Relevant policies

NPPF 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design
DP25 Conserving Camden's Heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration

Camden Planning Guidance (2015)

CPG1 Design
CPG6 Amenity

Bloomsbury CAA and Management Strategy 2011

Assessment

1.0 PROPOSAL

- 1.1 Planning permission and listed building consent is sought for the installation of a new air conditioning condenser unit to the rear at basement level and the alteration of the third floor disabled toilet to incorporate a new shower unit.

Revisions

- 1.2 The plans initially submitted proposed the installation of a flag pole to the front of the property which was considered architecturally inappropriate in the highly graded context of the listed building. This element has been completely removed from the proposed plans.

2.0 ASSESSMENT

- 2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

- 2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. Development Policy DP24 states that the Council will expect developments to consider the appropriate location for building services equipment. The application site is located within the Bloomsbury Conservation Area and development will only be permitted that preserves and enhances the character and appearance of the conservation area, in accordance with policy DP25.

- 2.2.2 The new condenser unit would be located at lower ground floor level and would not be readily visible from street level ensuring no significant harm to the appearance of the conservation area would occur as a result of the development. Furthermore, a conservation officer has reviewed the proposed plans and is satisfied that no undue harm would be caused to the character of the listed building provided the new louvered equipment is housed in a more traditional timber enclosure, which the amended plans now demonstrate.

- 2.2.3 The alteration of the third floor toilet to a shower room would involve the relocation of the existing wash basin and surface mounted pipework and installation of a corner shower unit. All associated pipework would run above the floor level into the existing riser duct and the conservation officer is satisfied that the alterations would have no significant impact to the historic fabric of the listed building.

2.3 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook / Privacy

- 2.3.1 Policy DP26 states that the council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of visual privacy, overshadowing and outlook, daylight levels and noise/vibration levels.
- 2.3.2 The Councils noise officer has reviewed the submitted acoustic report and raised no objections to the proposal but has requested that the applicant provide further information relating to the external noise levels emitted from the site and the measures that will be taken to ensure the vibration from the new plant equipment will be adequately silenced. This would be controlled by the imposition of a condition.
- 2.3.3 The size, design and location of the proposed condenser unit, to the rear of the property at lower ground floor level, would not result in the undue loss of light, outlook or privacy to any neighbouring properties.

3.0 Recommendation

- 3.1 Grant Planning Permission and Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on 2nd November 2015. For further information please click [here](#)

