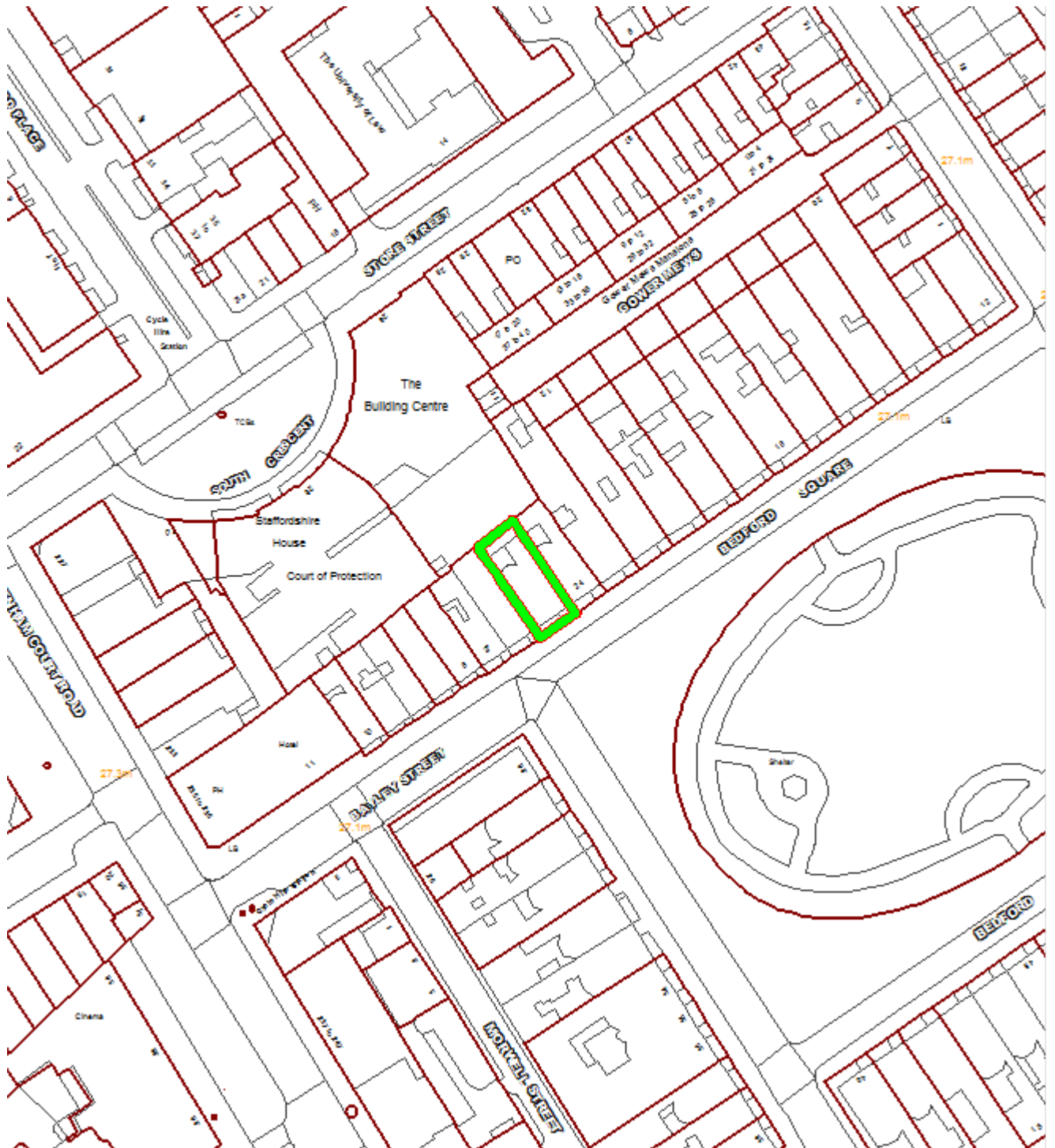


25 BEDFORD SQUARE – 2015/4185/P & 2015/4855/L



Internal views



Rear area – Extension



Roof Area – A/C units



Front Area – Steps and walkway



Delegated Report		Analysis sheet	Expiry Date:	17/09/2015
(Members Briefing)		N/A	Consultation Expiry Date:	
Officer		Application Number(s)		
Matthias Gentet		2015/4185/P & 2015/4855/L		
Application Address		Drawing Numbers		
25 Bedford Square London WC1B 3HH		Combined VRV Schedules; Noise Impact Assessment; Heritage Statement; Cover Letter (dated 21/07/2015); Design and Access Statement; Agent's Response to CAAC comments (dated 01/10/2015); D-301; E-400; [GA-] 100; 101; 102; 103; 104; 105; [25-] D00; D01; D02; D03; D04; D05; D06; DT000 RevA; DT07 RevA; E01; E02; E03; E04; E05; E06; E07 RevA; E00; E000; LP1; P01; P02; P03; P04 RevA; P05; P06 RevA; P07 RevA; P00; P000; P000 RevA; [TPS/25BS/] B/EX/M RevA; B/M RevC; G/EX/M RevA; G/M RevA; 1/EX/M RevA; 1/M RevA; 2/EX/M RevA; 2/M RevA; 3/EX/M RevA; 3/M RevA; R/EX/M RevA; R/M RevA; EL/EX/F RevA; EL/F RevA; EL/EX/R RevA; EL/R RevB; VRV/J; VRV/M; [25BS-] TN1; TN2.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey extension within the rear courtyard. Installation of 4 x condenser units to roof level and associated pipe-work connections, widening of opening to lift motor room and addition of new louvered timber doors and addition of an extract fans to rear elevation at basement level, repairs and redecoration to roof level and external elevations all in connection with offices (Class B1a).				
Recommendation(s):		Grant Planning Permission Grant Listed Building Consent		
Application Type:		Full Planning Permission Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	The statutory consultation were carried out in the form of consultation letters to the relevant parties (expiry date: 16/09/2015), Site Notice (erected on: 28/08/2015 and expiring on 18/09/2015) and a Press Advert (published on 03/09/2015 and expiring on 24/09/2015).					
Bloomsbury CAAC comments	<p>An objection from the Bloomsbury CAAC has been received, as follow: <i>“Drawings show small demolitions in front of all windows. If rads then OK but if shutters or other fittings then that is not acceptable. We could find no elevations showing the extension. We object to the installation of AC on environmental grounds. Will the AC units on the rear roof be visible to anyone? If so that is also an objection.”</i></p> <p>1.1 <u>Officer’s Response:</u></p> <p>1.11 All the relevant drawings have been submitted and assessed along with the Conservation Officer.</p> <p>1.12 There are no alterations or demolition taking place in front of all the windows but merely the replacement of all existing radiators with new radiators to be installed in the same locations and using the same pipe network. The internal shutters are not being altered, replaced or removed and are not affected by the proposal.</p> <p>1.13 The alterations to the rear extension are showing on drawing reference: 25-E000; 25-D06; 23-E06; 25-P000A & 25-P06A. These are very minor and provide an insignificant increase of floor space.</p> <p>1.14 The A/C units can only be viewed for top level or above from the adjacent properties which are to be expected for any additions at roof level. However, they cannot be seen from street level.</p> <p>1.15 The Acoustic Report has been assessed by the Environmental Health Pollution Team officer and was found to be satisfactory.</p> <p>1.2 <u>Agent’s Response:</u></p> <p>1.21 The demolition works indicated on the drawings relate to the removal of the radiators only. Shutters remaining in situ.</p> <p>1.22 Drawings in relation to the elevation available on line. The elevation of</p>					

the extension in Proposed Section AA appears identical to the existing elevation show in Existing Section AA because the extension is an infill and can be seen on basement floorplans 25-E000 and 25-P000A. There will be a minor change to the rear elevation following the small infill extension as illustrated on drawing 25-P06A.

1.23 The Noise Impact Assessment submitted as part of this application assesses the impact on the neighbouring residential amenity with regards to noise concluding that the proposed AC units would comply with the noise emission designed set by Camden Council.

1.24 A/C units to be located on the roof between the two apexes. They will not be visible from ground level in Bedford Square or the rear courtyard. Their height will not exceed the front roof ridgeline. It is recognised that one corner of the AC units will be visible in a true rear elevation of the building. It is considered that the rear elevation is less sensitive than the front elevation and is therefore unlikely that the part-visibility of the condenser unit would impact on the amenity and outlook.

1.25 General comments: The building was last refurbished in the late 1980's. Since then, the building has become outdated and tired in appearance and not fit for purpose as a modern office space. Comprehensive refurbishment works are to be carried out with the utmost regard to the sensibility of the Grade I Listed building.

Site Description

The application site is a Georgian style 3-storey with mansard attic and basement Grade I listed terrace property forming part of Bedford Square Georgian town houses, located off Tottenham Court Road to the north-east. The square represents the most significant and complete examples of a Georgian Square in London with sizeable number of original streetscape elements remaining. The site address is fronted by the landscaped oval gardens at the centre of the square with iron boundary railings and grand mature trees heightening the sense of enclosure.

Bedford Square was originally purely residential but has evolved over the years and contains several office and institutional uses. The front facades are mostly in a neo-classical style which gives a sense of architectural unity and harmony to the square which lies within Bloomsbury Conservation Area. The steps to the front door are adorned by a mosaic which give the property its unique identity within the square though it isn't know whether this is an original feature or added later on.

The site address is bordered by Tottenham Court Road to the south-west, Bedford Avenue to the south, Bloomsbury Street and Gower Street to the south-east and north-east respectively and Store Street to the north-west.

Relevant History

Site Address:

8800180 – (granted on 07/07/1988) - Renovation of main buildings of 21-25 Bedford Square and rebuilding of house at 12 Gower Mews and building of new rear office extensions to 21 22 24 and 25 Bedford Square and alterations to 11 Gower Mews;

8870076 - (granted on 07/07/1988) - Demolition of rear extensions of 21-25 Bedford Square and of 12 Gower Mews (unlisted). Renovation of main buildings of 21-25 Bedford Square and rebuilding of 12 Gower Mews and building of new rear extensions to 21 22 24 and 25 Bedford Square. Also some alterations to 11 Gower Mews;

Adjacent sites:

2013/1101/P – (granted on 18/04/2013) - Installation of louvres to side wall and roof of existing single-storey basement level extension in connection with existing offices (Class B1) - 23 Bedford Square;

2013/1186/L - (granted on 18/04/2013) - Installation of condensers within and louvres to side wall and roof of existing single-storey basement level extension and internal works including the replacement of existing internal radiators with VRV units and associated with pipework at all floor levels in connection with existing offices (Class B1) - 23 Bedford Square;

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy Policies

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

Development 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

Camden Planning Guidance 2015 (as amended)

CPG6 – Amenity – Chap 2 & 4

Bloomsbury Conservation Area Appraisal

Assessment

1.0 Proposal

1.1 Planning permission and Listed building consent sought for the following:

1.2 Internal and external alterations to include the erection of a single storey extension within the rear courtyard, installation of 4 x condenser units to roof level and associated pipe-work connections, 1 x AC Unit in front pavement vault and 21 x new internal VRV units, the removal of kitchen fittings, the addition of new bathroom and WC fittings, addition of WC facilities at ground floor level and within the Coach House, installation of a wireless fire alarm system and telecommunication system, repairs to electrical services and replacement lighting throughout the building, replacement door access control system will be installed to the main entrance at street level and external door access panel to be recessed into the brickwork, removal of demountable partitions, repairs to roof where necessary, repairs and redecoration to external elevations and joinery, widening of opening to lift motor room and addition of new louvered timber doors and addition of an extract fans to rear elevation at basement level, internal VRV units, and associated internal and external repairs and refurbishment.

2.0 Design

Infill extension

2.1 The last refurbishment works carried out in the 1980’s took an unsympathetic approach by adding large amounts of unnecessary features which have had a detrimental impact on the character and appearance of individual rooms.

2.2 The proposed infill extension is to measure 2.2m in depth x 1.0m in width. The addition is considered acceptable, since it will only be visible from the rear of the terrace and will not dominate the rear of the host building or the outlook or setting of its neighbours. It will discreetly conceal the services necessary for the offices within the main building.

Rooftop A/C units

2.3 The 4 x A/C units to roof level are to be affixed to supports which in turn will sit on the roof but will not be affixed to the roof structure, hence minimizing greatly any potential harm to the historical fabric of the building. The support s will be positioned in such a way that they rest above 2 large steel girders located beneath the gangway, minimizing any potential harm to the structural stability of the roof area.

2.4 The units measure 0.8m in height, which is reasonably modest in size. They will be discreetly positioned behind the front and rear parapets of the grade I listed building, thereby not affecting the roofline of the terrace and which will not be visible in long views across Bedford Square or from any other vantage point within the conservation area. These units are therefore considered acceptable in heritage terms.

Vault A/C Units

2.5 The installation of an A/C unit within the front vault at basement level will require the creation of a small opening onto the adjacent vault. The very minor work is obscured from all view and is not considered to affect the special interest of the listed building.

2.6 The addition of a louvre door to the vault room at basement level will not result in harm to the streetscene or the setting of the listed building. The door will not be visible from street level or above, being concealed under the walkway to the front entrance.

Internal works

2.7 All of the light fittings are to be upgraded which will entail the removal of a great many wall mounted and ceiling lights which are over-adorning most of the rooms thus re-introducing the originally open and clutter free spaces.

2.8 The existing radiators are to be removed and replaced with more energy efficient units. The new radiators will be sympathetically installed in the same locations as the existing units, using the existing pipes. The exercise will not interfere nor require any alterations to the shutters which are not part of this application.

2.9 The internal refurbishment consist of the removal of kitchen fittings no longer required, the replacement/addition of bathroom and WC fittings, installation of wireless fire alarm system and telecommunication system, repairs to electrical services, replacement door access control system will be installed to the main entrance at street level and external door access panel to be recessed into the brickwork, removal of demountable partitions, repairs to roof where necessary, repairs and redecoration to external elevations and joinery, addition of new louvered timber doors and addition of an extract fans to rear elevation at basement level, and associated internal and external repairs and refurbishment.

2.10 The proposal, in terms of size, scale, location and materials is considered to be acceptable and will preserve and enhance the appearance and character of the host and adjacent buildings, the rear streetscape and the conservation area in accordance with Core Policy CS5 (Managing the impact of growth), CS14 (Promoting high quality places and conserving our heritage) and Development Policies DP24 (Securing high quality design), DP25 (Conserving Camden's Heritage) and DP26 (Managing the impact of development on occupiers and neighbours).

2.11 It is recommended that the proposed refurbishment and repairs to the front steps and walkway be subject to a condition requiring the submission of a Method Statement, in order to protect the existing mosaic feature. The refurbishment is a welcome opportunity to make good this prominent feature of the property which is unique in the square and thus requires a sympathetic and considerate approach.

3.0 Amenity

3.1 A Noise Impact Assessment has been submitted for the 4 x A/C unit to be installed at roof level. The report was assessed by the Environmental Pollution officer and was found to comply with the Council's requirements.

3.2 The single A/C unit within the front vault at basement level, being installed internally, does not require the submission of a Noise Impact Assessment.

4.0 Recommendation

4.1 Grant Planning Permission.

4.2 Grant Listed Building Consent.

DISCLAIMER

Decision route to be decided by nominated members on 26th October 2015. For further information please go to www.camden.gov.uk and search for 'members briefing

Mrs Leonie Oliva
Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2015/4185/P**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

21 October 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Bedford Square
London
WC1B 3HH

DECISION

Proposal:

Erection of a single storey extension within the rear courtyard. Installation of 4 x condenser units to roof level and associated pipe-work connections, widening of opening to lift motor room and addition of new louvred timber doors and addition of an extract fans to rear elevation at basement level, repairs and redecoration to roof level and external elevations all in connection with offices (Class B1a).

Drawing Nos: Combined VRV Schedules; Noise Impact Assessment; Heritage Statement; Cover Letter (dated 21/07/2015); Design and Access Statement; Agent's Response to CAAC comments (dated 01/10/2015); D-301; E-400; [GA-] 100; 101; 102; 103; 104; 105; [25-] D00; D01; D02; D03; D04; D05; D06; DT000 RevA; DT07 RevA; E01; E02; E03; E04; E05; E06; E07 RevA; E00; E000; LP1; P01; P02; P03; P04 RevA; P05; P06 RevA; P07 RevA; P00; P000; P000 RevA; [TPS/25BS/] B/EX/M RevA; B/M RevC; G/EX/M RevA; G/M RevA; 1/EX/M RevA; 1/M RevA; 2/EX/M RevA; 2/M RevA; 3/EX/M RevA; 3/M RevA; R/EX/M RevA; R/M RevA; EL/EX/F RevA; EL/F RevA; EL/EX/R RevA; EL/R RevB; VRV/J; VRV/M; [25BS-] TN1; TN2.

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 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 The development hereby permitted shall be carried out in accordance with the following approved plans: Combined VRV Schedules; Noise Impact Assessment; Heritage Statement; Cover Letter (dated 21/07/2015); Design and Access Statement; Agent's Response to CAAC comments (dated 01/10/2015); D-301; E-400; [GA-] 100; 101; 102; 103; 104; 105; [25-] D00; D01; D02; D03; D04; D05; D06; DT000 RevA; DT07 RevA; E01; E02; E03; E04; E05; E06; E07 RevA; E00; E000; LP1; P01; P02; P03; P04 RevA; P05; P06 RevA; P07 RevA; P00; P000; P000 RevA; [TPS/25BS/] B/EX/M RevA; B/M RevC; G/EX/M RevA; G/M RevA; 1/EX/M RevA; 1/M RevA; 2/EX/M RevA; 2/M RevA; 3/EX/M RevA; 3/M RevA; R/EX/M RevA; R/M RevA; EL/EX/F RevA; EL/F RevA; EL/EX/R RevA; EL/R RevB; VRV/J; VRV/M; [25BS-] TN1; TN2.

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

- 4 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.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQApplication Ref: **2015/4855/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

21 October 2015

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
25 Bedford Square
London
WC1B 3HH**DECISION**

Proposal:

Internal and external alterations to include the erection of a single storey extension within the rear courtyard, installation of 4 x condenser units to roof level and associated pipe-work connections, 1 x AC Unit in front pavement vault and 21 x new internal VRV units, the removal of kitchen fittings, the addition of new bathroom and WC fittings, addition of WC facilities at ground floor level and within the Coach House, installation of a wireless fire alarm system and telecommunication system, repairs to electrical services and replacement lighting throughout the building, replacement door access control system will be installed to the main entrance at street level and external door access panel to be recessed into the brickwork, removal of demountable partitions, repairs to roof where necessary, repairs and redecoration to external elevations and joinery, widening of opening to lift motor room and addition of new louvred timber doors and addition of an extract fans to rear elevation at basement level, internal VRV units, and associated internal and external repairs and refurbishment.

Drawing Nos: Combined VRV Schedules; Noise Impact Assessment; Heritage Statement; Cover Letter (dated 21/07/2015); Design and Access Statement; Agent's Response to CAAC comments (dated 01/10/2015); D-301; E-400; [GA-] 100; 101; 102; 103; 104; 105; [25-] D00; D01; D02; D03; D04; D05; D06; DT000 RevA; DT07 RevA; E01; E02; E03; E04;



E05; E06; E07 RevA; E00; E000; LP1; P01; P02; P03; P04 RevA; P05; P06 RevA; P07 RevA; P00; P000; P000 RevA; [TPS/25BS/] B/EX/M RevA; B/M RevC; G/EX/M RevA; G/M RevA; 1/EX/M RevA; 1/M RevA; 2/EX/M RevA; 2/M RevA; 3/EX/M RevA; 3/M RevA; R/EX/M RevA; R/M RevA; EL/EX/F RevA; EL/F RevA; EL/EX/R RevA; EL/R RevB; VRV/J; VRV/M; [25BS-] TN1; TN2.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION