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

5 November 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Bedford Square
London
WC1B 3HH

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-300; D-301; E-400; [GA-] 100; 101; 102; 103; 104; 105; [25-] D00; D01; D02; D03; D04; D05; D06; D07 RevA; DT000 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 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 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.

Informatives:

- 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



Ed Watson
Director of Culture & Environment