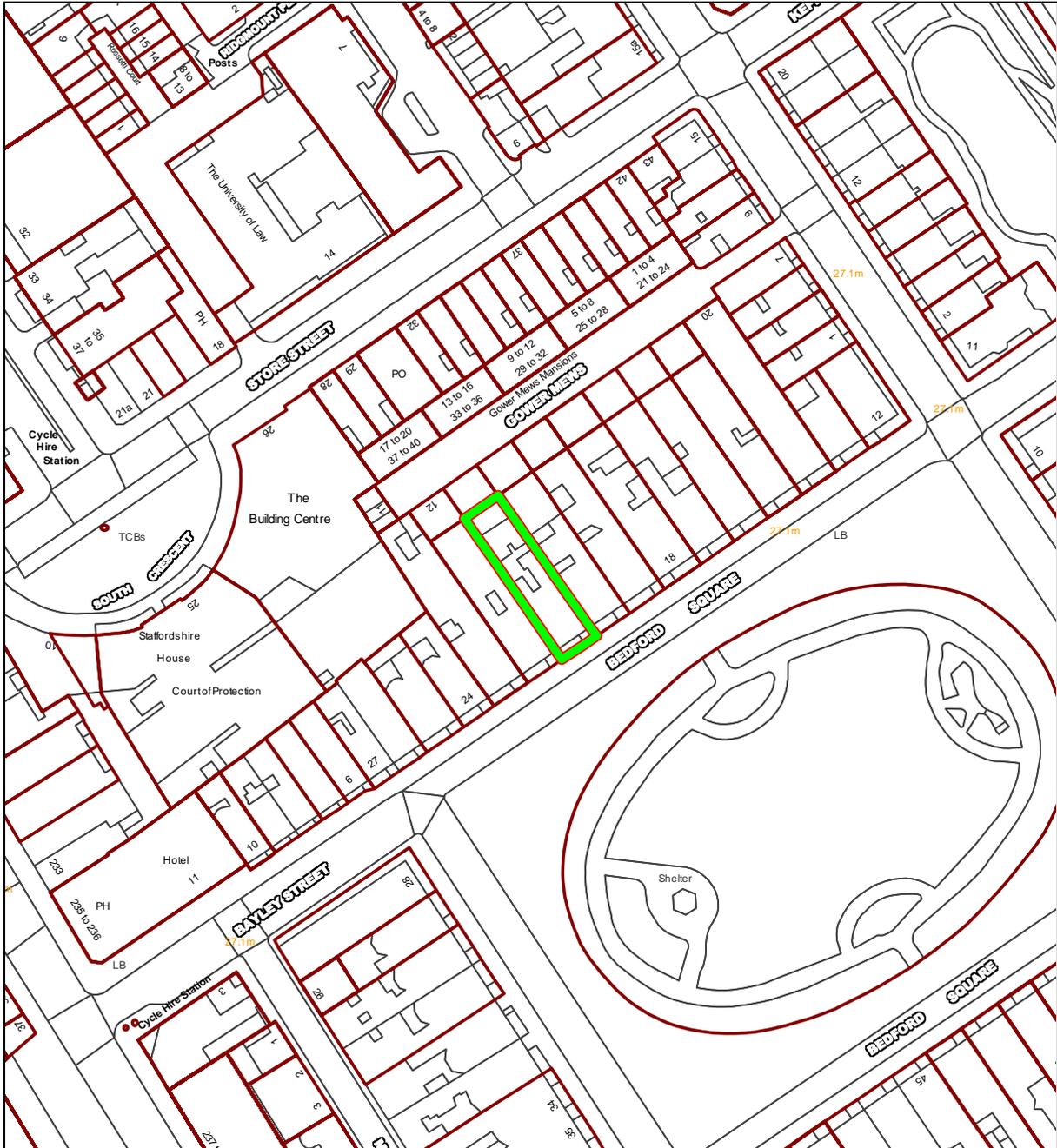


21 Bedford Square

WC1B 3HH

2015/4180/P and 2015/5032/L



21 Bedford Square



Photograph One: Front Façade of Bedford Square



Photograph Two: Front lightwell and pavement vaults



Photograph Three: Coach house building in rear

Delegated Report		Analysis sheet	Expiry Date:	17/09/2015
(Members Briefing)		N/A	Consultation Expiry Date:	29/09/2015
Officer			Application Number(s)	
Jennifer Chivers			1. 2015/4180/P 2. 2015/5032/L	
Application Address			Drawing Numbers	
21 Bedford Square London WC1B 3HH			Refer to Draft Decision Notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ol style="list-style-type: none"> Restoration of two chimneys and repairs to roof. Installation of new external plant including 6 x roof mounted condenser units and 1 x AC Unit in central lightwell. Internal and external refurbishment works including replacement bathrooms, removal of partitions, restoration of two chimneys and 27x new internal VRV units. Installation of new external plant including 6 x roof mounted condenser units and 1 x AC Unit in central lightwell. 				
Recommendation(s):		<ol style="list-style-type: none"> Grant Planning Permission subject to conditions Grant Listed Building Consent subject to conditions 		
Application Type:		<ol style="list-style-type: none"> Full Planning Permission Listed Building Consent 		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	6	No. of responses	0	No. of objections	0
			No. Electronic	00		
Summary of consultation responses:	Site Notice Erected 11/09/2015 Press Notice 11/09/2015 Adjoining owners/occupiers No responses received					
CAAC/Local groups comments:	<p>Historic England have responded granting flexible authorisation</p> <p>The Bloomsbury Conservation Area Advisory Committee have objected on the following grounds:</p> <ul style="list-style-type: none"> - The use of air conditioning units in any Grade I listed building as a matter of principle, as the houses were not intended to have the kind of internal pipe work needed for condenser units; - The issue of noise to neighbours and those working/living within buildings. - The penetration of the front elevation brick work on the Coach house and the front elevation of the building. - The installation of a louvered face to the pavement vault to allow sufficient air flow. <p>Officer Response: <i>The CAAC has commented that the principle of introducing air conditioning units is unacceptable within a Grade I listed building. The Council must assess each case on its own merits and, in this case, it is considered that the impact on the building's historic fabric and character is minor, and not harmful to the building's special interest.</i></p> <p><i>Additionally, amendments have been sought on the advice of Historic England for the removal of the AC unit within the pavement vault. This will now be located within the central lightwell.</i></p> <p><i>In relation to the noise concerns, please refer to section 4.0 of this report.</i></p>					

Site Description

The host property is a Grade I listed building forming part of a symmetrical terrace of 16 houses on the north side of the Square. The buildings date from 1776-1781 and were probably designed by Thomas Leverton or Robert Palmer for the Bedford Estate. The houses are of blackened yellow stock brick and are of 3 storeys plus attics and basements. The site is located within the Bloomsbury Conservation Area.

The host property is in office use (B1) and broadly retains its original cellular layout and domestic floor plan. Internal and external alterations are proposed in association with its continued commercial use.

Relevant History

21 Bedford Square

2004/4226/L - Works of repair to the cantilever stone stair. Granted 07-12-2004

26-27 Bedford Square

2013/7803/P - 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. Granted 13/12/2013

Relevant policies

National Planning Policy Framework 2012

London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

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)

DP27 (Basements and Lightwells)

Camden Planning Guidance 2011: CPG6 Amenity

Camden Planning Guidance 2015: CPG1 Design

Bloomsbury Conservation Area Appraisal and Management Strategy April 2011.

Assessment

1.0 Proposal

- 1.1 The proposal is for the installation of a total of 5 condensers units at roof level and one unit within the central lightwell and associated internal pipework and VRV (variable refrigerant volume) units.
- 1.2 The indoor units will be installed on all floors of the main building and Coach House, utilising existing risers and joist notches for the pipework distribution. It will be necessary to create a small riser to distribute pipework and cables from the ground floor to the Coach house.
- 1.3 Additionally it is proposed to upgrade the existing WC's within the basement, first, second and third floors, remove and cap a kitchenette at basement level and install an additional WC on ground floor and the Coach room.
- 1.4 It is also proposed to dismantle and rebuild the front chimney stack located on the party wall between 21 and 22 Bedford Square (to the west) and the chimney located on the coach house. The chimneys are currently leaning considerably (as viewed in photograph one attached).

2.0 Assessment:

2.1 The principal considerations material to the determination of this application are:

- Design
- Amenity

3.0 Design

- 3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 3.2 CS14 states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character; and preserving and enhancing Camden's rich and diverse heritage assets and their settings including conservation areas and listed buildings.
- 3.3 The internal alterations proposed are very minor in nature and broadly limited to replacement of bathrooms and removal of non-original partitioning. These works are not anticipated to have a harmful impact to the building's special interest.
- 3.4 A small opening is proposed to be formed within the rear elevation of the coach house building at lower ground level to connect to the internal pipe runs; this is small in diameter and won't cause harm to the building's appearance or any significant fabric. Internal pipes will run within existing voids and service trenches, limiting the impact that this has on the internal construction of the building.
- 3.5 Externally, it is proposed to dismantle and rebuild the chimneystack to the west; this is considered to be acceptable as it is in an unsafe condition and strapping will not solve the instability issue. There will be no loss of historic fabric involved in this part of the proposal
- 3.6 The proposed location of the external plant are the most discreet and practical location for the units to minimise the impact on the building externally and internally.
- 3.7 The Conservation Officer has reviewed the scheme and is satisfied that these works will not

cause harm to the buildings special interest of the character and appearance of the conservation area.

4.0 Amenity

4.1 An external noise survey has been undertaken to establish the prevailing ambient and background noise levels. The Council's Noise Officer has assessed the report and found the levels to be acceptable subject to conditions. This will ensure the amenities of occupiers of the surrounding sites are not adversely affected by noise from the equipment.

4.2 In addition the proposed equipment has been situated in a location that is away from the residential interface. Therefore the proposal is considered to comply with policies DP26 and DP28.

5.0 Conclusion

5.1 Based on the above, it is considered that the proposed development would preserve the character and appearance of the conservation area and would not harm the special historic interest of the listed building or its setting whilst ensuring that the residential amenities of the nearby occupiers would not be significantly harmed.

Recommendation: Grant planning permission and listed building consent subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th November 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 3BQApplication Ref: **2015/4180/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

4 November 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission GrantedAddress:
21 Bedford Square
London
WC1B 3HH**DECISION**

Proposal:

Restoration of two chimneys and repairs to roof. Installation of new external plant including 6 x roof mounted condenser units and 1 x AC Unit in central lightwell.

Drawing Nos: 21-LP1; 21-D06; 21-D07; 21-D08; 21-D09; 21-E05; 21-E06; 21-E07; 21-E08; 21-E09; 21-P05; 21-P06A; 21-P07A; 21-P08A; 21-P09B; 21-DT00A; 21-D00; 21-D01; 21-D02; 21-D03; 21-D04; 21-E000; 21-E00; 21-E01; 21-E02; 21-E03; 21-E04; 21-P000A; 21-P00; 21-P01; 21-P02; 21-P03; 21-P04A.

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 policies 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

21-LP1; 21-D06; 21-D07; 21-D08; 21-D09; 21-E05; 21-E06; 21-E07; 21-E08; 21-E09; 21-P05; 21-P06A; 21-P07A; 21-P08A; 21-P09B; 21-DT00A; 21-D00; 21-D01; 21-D02; 21-D03; 21-D04; 21-E000; 21-E00; 21-E01; 21-E02; 21-E03; 21-E04; 21-P000A; 21-P00; 21-P01; 21-P02; 21-P03; 21-P04A.

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-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](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

DRAFT

DECISION

Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQApplication Ref: **2015/5032/L**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

4 November 2015

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

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

Proposal:

Internal and external refurbishment works including replacement bathrooms, removal of partitions, restoration of two chimneys and 27x new internal VRV units. Installation of new external plant including 6 x roof mounted condenser units and 1 x AC Unit in central lightwell.

Drawing Nos: 21-LP1; 21-D06; 21-D07; 21-D08; 21-D09; 21-E05; 21-E06; 21-E07; 21-E08; 21-E09; 21-P05; 21-P06A; 21-P07A; 21-P08A; 21-P09B; 21-DT00A; 21-D00; 21-D01; 21-D02; 21-D03; 21-D04; 21-E000; 21-E00; 21-E01; 21-E02; 21-E03; 21-E04; 21-P000A; 21-P00; 21-P01; 21-P02; 21-P03; 21-P04A.

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 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.

- 3 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.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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