

Mr Ben Ridley
Architecture for London
82-84 Clerkenwell Road
Islington EC1M 5RF United Kingdom

Application Ref: **2016/4225/P**
Please ask for: **Amy Grace Douglas**
Telephone: 020 7974 **8096**

23 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**18 Bedford Row
LONDON WC1R 4EQ**

Proposal:

Installation of 3no. rooflights to first floor, replacement of window to rear elevation of first floor, relocation of pipework to rear elevation, replacement of air condensers and new extract outlets to fifth floor roof of office (Class B1).

Drawing Nos: 16057 DAHS; PL-101; PL-102; PL-103; PL-104; PL-100; 14658.PCR.01
Planning Compliance Review

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 16057 DAHS; PL-101; PL-102; PL-103; PL-104; PL-100; 14658.PCR.01 Planning Compliance Review

Reason:

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.

Informative(s):

- 1 Reasons for granting permission:
The proposed alterations are contained to the rear façade, therefore no significant impact on the streetscene or wider Bloomsbury Conservation Area would result. The enlarging of the rear ground floor window following removal of two smaller windows, and installation of three additional flush roof lights to the ground floor roof would not harm the appearance of the host building or surrounding area. Materials would match the existing and a condition is recommended for inclusion with this grant of permission to secure this.

Additionally, the relocation of the rear services including the installation of additional AC units and moving of the SVP by approximately 1m would not alter the appearance of the rear elevation. An Acoustic Report demonstrating compliance with Camden's noise guidance was submitted with the application and has been reviewed by the Environmental Health officer who has deemed it acceptable subject to condition. As such the works are considered acceptable and compliant with relevant planning framework.

No objections were received and the site's planning history was taken into account. Considerable importance and weight has been attached and special attention has

been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework.

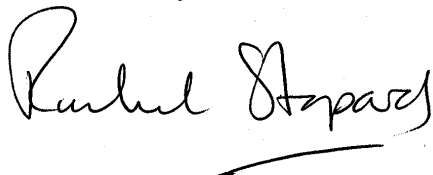
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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



Rachel Stopard
Executive Director Supporting Communities