

Jay Das
Wedlake Bell LLP
52 Bedford Row
London
WC1R 4LR

Application Ref: **2015/1204/P**
Please ask for: **Neil Collins**
Telephone: 020 7974 **4215**

27 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
52 Bedford Row
London
WC1R 4LR

Proposal:
Replacement air conditioning unit at roof level
Drawing Nos: Location Plan; 213342/18; UFM/0320/RP/CRS/RPL/001/RP and Acoustic Report, produced by Nick Whittaker Electro-Acoustics, dated 14th May 2013.

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: Location Plan; 213342/18; UFM/0320/RP/CRS/RPL/001/RP and Acoustic Report, produced by Nick Whittaker Electro-Acoustics, dated 14th May 2013.

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 Reasons for granting

This permission grants the installation of an air conditioning unit on the roof of the building, to replace an existing unit. Due to the location of the equipment behind parapet walls on the roof of the building it would not be visible from surrounding streets and would have no discernible impact upon the appearance of the building when viewed from neighbouring buildings.

An acoustic report has been submitted by the applicant, which provides details of the acoustic performance of the plant. The Council's Environmental Health Officer has confirmed that the plant would not exceed the Council's noise thresholds. As a safeguarding measure this permission has been granted subject to a condition to ensure that the unit is installed and maintained in accordance with the submitted information.

Given the location of the equipment, the proposal is not considered to have an

adverse impact on the amenity of the adjoining occupiers in terms of loss of privacy, daylight, sunlight or outlook and is considered to be acceptable.

No objections have been received prior to making this decision. The site's planning and enforcement history were taken into account when arriving at this decision.

The visual impact of the plant has been fully considered in granting planning permission, having special regard to the desirability of preserving or enhancing the character and appearance of the Bloomsbury Conservation Area in accordance with section 72 of the Town and Country Planning (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 CS1, CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 -68, 109, 123 and 126-141 of 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment