

Mr Peter Inskip  
19-23 White Lion Street  
London  
N1 9PD

Application Ref: **2015/1719/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

2 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**53 Bedford Square  
London  
WC1B 3DP**

Proposal:

Installation of plant machinery plus acoustic screen at roof level including works to the basement areas on the east side of the house and the lowering of the floors in the pavement vaults.

Drawing Nos: Location plan; 53 BS H GA 001 B; 53 BS H GA 002 A; 53 BS H GA 003 A; 53 BS H GA 004 A; 53 BS H GA 005 B; 53 BS H GA 006 A; 53 BS H GA 007 A; 53 BS H GA 008 A; 53 BS H GA 009 A; 53 BS H GA 010 A; 53 BS H GA 011 A; 53 BS H GA 012 A; 53 BS H GA 013 A; 53 BS H GA 014 A; 53 BS H GA 101 B; 53 BS H GA 102 B; 53 BS H GA 103 B; 53 BS H GA 104 B; 53 BS H GA 105 A; 53 BS H GA 106 A; 53 BS H GA 107 A; 53 BS H GA 108 B; 53 BS H GA 109 B; 53 BS H GA 110 B; 53 BS H GA 111 B; 53 BS H GA 112 B; 53 BS H GA 113 A; 53 BS H GA 114 A; BS H GA 200; 53 BS L 001; 53 BS L 002; 53 BS U 400; 53 BS U 401; 53 BS U 402. 53 BS U 301; 53 BS U 302; 53 BS U 303; 53 BS U 304; 53 BS U 305; 53 BS U 306 B; 53 BS U 307; 53 BS U 308; 53 BS U 309; 53 BS U 310; 53 BS U 312; 53 BS U 313; 53 BS SK 179; Paragon Acoustic Consultants ref. 3435\_ENS1\_PD; Nov 2015 Rev A; Design and Access Statement, 20th March 2015; Illustrations September 2015; Historical Statement March, 15/03/15.

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; 53 BS H GA 001 B; 53 BS H GA 002 A; 53 BS H GA 003 A; 53 BS H GA 004 A; 53 BS H GA 005 B; 53 BS H GA 006 A; 53 BS H GA 007 A; 53 BS H GA 008 A; 53 BS H GA 009 A; 53 BS H GA 010 A; 53 BS H GA 011 A; 53 BS H GA 012 A; 53 BS H GA 013 A; 53 BS H GA 014 A; 53 BS H GA 101 B; 53 BS H GA 102 B; 53 BS H GA 103 B; 53 BS H GA 104 B; 53 BS H GA 105 A; 53 BS H GA 106 A; 53 BS H GA 107 A; 53 BS H GA 108 B; 53 BS H GA 109 B; 53 BS H GA 110 B; 53 BS H GA 111 B; 53 BS H GA 112 B; 53 BS H GA 113 A; 53 BS H GA 114 A; BS H GA 200; 53 BS L 001; 53 BS L 002; 53 BS U 400; 53 BS U 401; 53 BS U 402. 53 BS U 301; 53 BS U 302; 53 BS U 303; 53 BS U 304; 53 BS U 305; 53 BS U 306 B; 53 BS U 307; 53 BS U 308; 53 BS U 309; 53 BS U 310; 53 BS U 312; 53 BS U 313; 53 BS SK 179; Paragon Acoustic Consultants ref. 3435\_ENS1\_PD; Nov 2015 Rev A; Design and Access Statement, 20th March 2015; Illustrations September 2015; Historical Statement March, 15/03/15.;

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.

- 5 Before the use commences, the air-conditioning plant shall be provided with acoustic louvred screening isolation, in accordance with the scheme approved in

writing by the local planning authority. The acoustic isolation shall thereafter be retained and maintained in effective order in reasonable satisfaction of the Council.

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.

- 6 Notwithstanding the information shown on the submitted drawings for alterations to 53 Bedford Square hereby approved, the grant of planning permission relates only to number 53 Bedford Square. No consent is granted or implied for any alterations to the Mews House at the rear; refer to application reference 2015/1284/P for more information.

Reason: To safeguard the appearance of the building in accordance with the requirements of policies CS14, DP24 and DP25 of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

Informative(s):

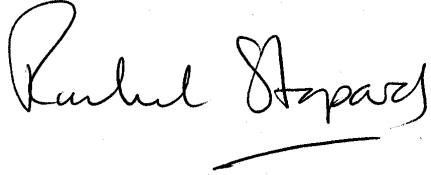
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 3 Notwithstanding the information shown on the submitted drawings hereby approved the alterations are related specifically to 53 Bedford Square and exclude any works of alterations internal or external to the Mews House at rear. Refer to extant approved scheme under reference 2015/1284/P.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment