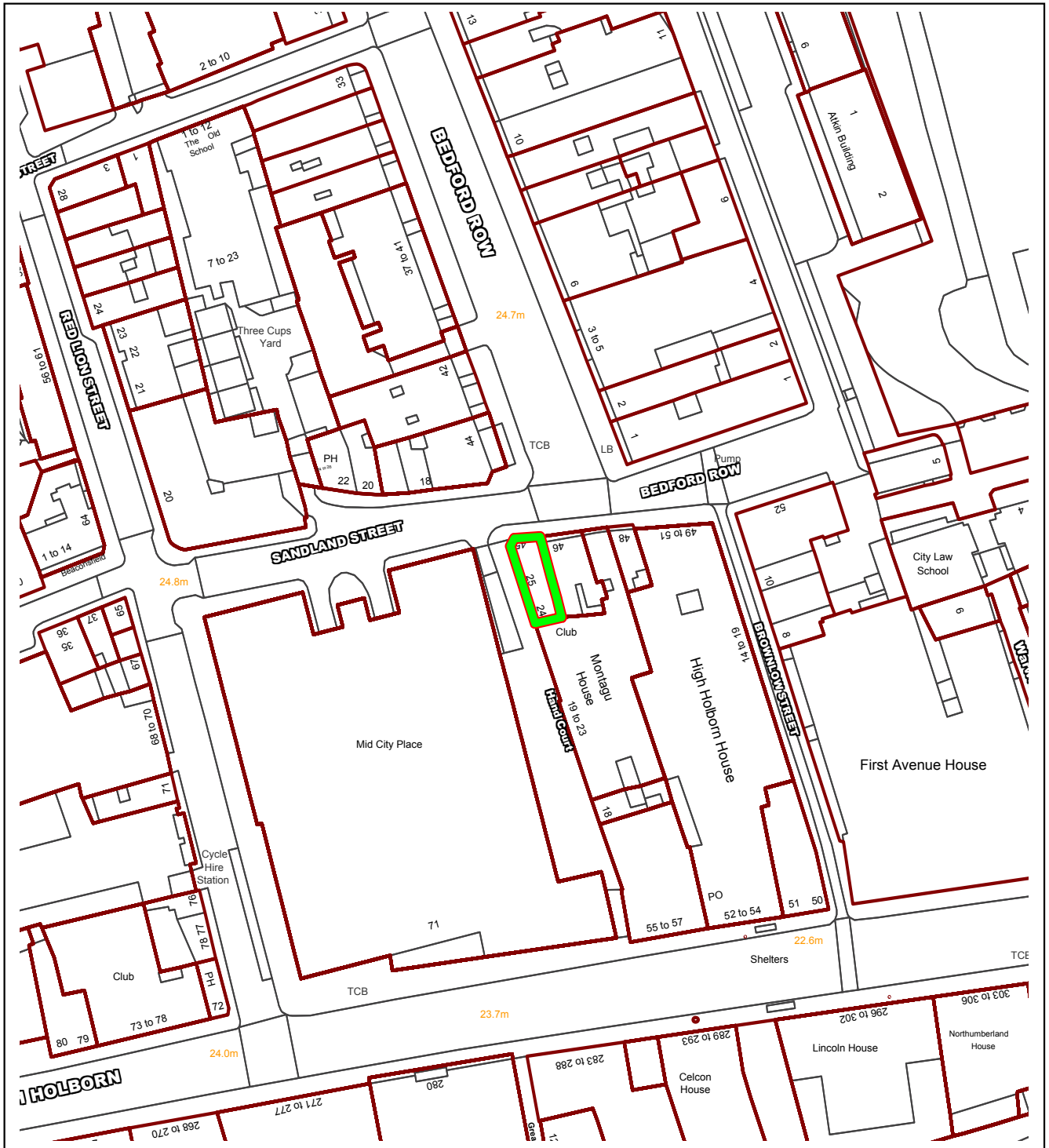


# 45 Bedford Row (2016/7038/P)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Photo 1: Application building



Photo 2: Office entrance on Bedford Row



Photo 3: Corner Glazing



Photo 4: Hand Court Elevation



Photo 5: Architectural detailing

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>16/03/2017</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>21/02/2017</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Laura Hazelton			2016/7038/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
45 Bedford Row London WC1R 4LN			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Remodelling of Bedford Row office entrance, alterations to the external glazing at ground floor level, creation of new window opening to ground floor Hand Court elevation, and installation of 5 x air conditioning units at rooftop level.					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The application was advertised in the local press on 26/01/2017 and 2 site notices were displayed on Bedford Row and Hand Court between 31/01/2017 and 21/02/2017.</p> <p>No consultation responses were received.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p>The <b>Bloomsbury Conservation Area Advisory Committee (CAAC)</b> objected to the application on the grounds that it “feels that the new proposed doors/frontage should be in painted timber and altogether more in keeping with the host building”.</p> <p><i>Officer response</i></p> <p><i>There is a lot of precedent for modern glazing at ground floor level to historic buildings in the surrounding area. Furthermore, the building features metal framing at ground floor level at present, and the proposed slimline replacements are considered an improvement.</i></p> <p><i>Please refer to section 3 below for a detailed design assessment.</i></p>					

## Site Description

The application site lies on the corner of Hand Court and Bedford Row, with its principle two-bay elevation facing Bedford Row. The building is not listed but is a positive contributor to the Bloomsbury Conservation Area.

The existing building comprises six storeys incorporating a single-storey slate mansard roof set behind a stone parapet, which steps down to five storeys towards 20-23 Hand Court. The front elevation has a restrained neo-classical stone facade with heavy-set architectural detailing. The elevation to Hand Court has a partial return of the stone front elevation with a simpler architectural treatment to the rest of the red brick elevation.

The front elevation has a restrained neo-classical stone facade with heavy-set architectural detailing. The elevation to Hand Court has a partial return of the stone front elevation with a simpler architectural treatment to the rest of the red brick elevation.

The building is currently in use as offices (B1a use) at basement and 1<sup>st</sup> – 5<sup>th</sup> floors, and Retail (A2 use) at ground floor level.

## Relevant History

**34353** - Works of refurbishment to 45 Bedford Row WC1, (incorporating 24/25 Hand Court) including the change of use of part of the retail floorspace to form an enlarged office entrance, and alterations to part of the ground floor frontage. Granted 04/08/1982.

## Relevant policies

### National Planning Policy Framework 2012

### The London Plan March 2016

### LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

### LDF Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and Vibration)

### Camden Planning Guidance 2011/2015

CPG1 (Design)

CPG6 (Amenity)

Bloomsbury conservation area appraisal and management strategy 2011

### Camden Local Plan Submission Draft 2016

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited

weight.

The following policies are considered relevant:

A1 Managing the impact of development

A4 Noise and Vibration

D1 Design

D2 Heritage

## **Assessment**

### **1.0 Proposal**

1.1 Planning permission is sought for the following works:

- Remodelling of the office entrance on Bedford Row;
- Replacement of existing shopfront doors with new glazed metal frame doors along Hand Court;
- Replacement of existing ground level glazing with new metal frame glazing;
- Installation of 5 x air conditioning units at rooftop level.

NB. The proposed drawings also show internal refurbishment works to the office accommodation on floors 1 – 5 which does not require planning permission and therefore does not form part of this planning application. As part of the refurbishment works, the applicant proposes to change the use of the ground floor unit from an A2 use to an A1. As this change is allowed under Part 3 Class E of the Town and Country Planning (General Permitted Development) Order 2015, it does not form part of this planning application.

### **2.0 Assessment**

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Bloomsbury Conservation Area); and
- Amenity (the impact of the proposal on the amenity of adjoining occupiers in terms of privacy, outlook, daylight and noise).

### **3.0 Design and Impact on Conservation Area**

3.1 Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building. Furthermore, Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

#### Ground floor fenestration

3.2 The proposed alterations include the installation of replacement metal framed glazed doors and windows to the main entrance fronting Bedford Row and the Hand Court elevation. The new windows and doors would all sit within the existing apertures and would feature more slimline metal frames which would be similar, but more discreet in appearance to the existing. The installation of an additional window on the Hand Court elevation would sit in line with the existing windows on the floors above and is considered acceptable.

3.3 The proposed alterations are considered minor works which would be an improvement on the



existing arrangement and would enhance the appearance of the host building and wider conservation area.

#### Rooftop plant

3.4 The proposal includes the installation of 5 x air conditioning units at rooftop level. The units would be set away from the front and side elevations which would ensure they would not be visible from street level, or from the majority of private views from the surrounding buildings. There would only be limited views from the upper floors of neighbouring buildings and the development is not considered to cause harm to the character and appearance of host building or wider conservation area.

#### **4.0 Amenity**

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. DP28 provides guidance relating to noise and vibration arising from the installation of plant.

4.2 Due to the location and nature of the proposals, they are not considered to cause any harm to neighbouring amenity in terms of overlooking, loss of daylight or outlook.

The applicant has submitted an acoustic assessment in support of the application which includes calculations of predicted noise levels demonstrating that the units would be compliant with Camden's noise standards.

4.3 The closest noise sensitive windows would be 12m away to the west of the site, on the upper stories of Mid City Place.

4.4 The AC units would be in use between 07:00 and 19:00 seven days a week and the lowest measured background noise level during the operating times of the equipment was 51dB. The NIA calculation that the cumulative sound level from the equipment as measured from the nearest noise sensitive window would be 41dB which would comply with Camden's noise standards.

4.5 The Council's Environmental Health Officer has assessed the proposals and does not object to the development provided that planning permission is granted with the standard noise conditions.

#### **5.0 Recommendation**

5.1 Grant planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13<sup>th</sup> March 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Dean Jordan  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2016/7038/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 1017

3 March 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**45 Bedford Row**  
**London**  
**WC1R 4LN**

**DECISION**

Proposal:

Remodelling of Bedford Row office entrance, alterations to the external glazing at ground floor level, creation of new window opening to ground floor Hand Court elevation, and installation of 5 x air conditioning units at rooftop level.

Drawing Nos: 975\_45BR-SP-01 Rev. A, 975\_45RH\_EX\_00, 975\_45RH\_EX\_01, 975\_45RH\_EX\_02, 975\_45RH\_EX\_03, 975\_45RH\_EX\_04, 975\_45RH\_EX\_05, 975\_45RH\_EX\_LG, 975\_45RH\_EX\_RF, 975\_EE\_02 Rev. PL1, 975\_45BR\_GA\_00 Rev. PL1, 975\_45BR\_GA\_01 Rev. PL1, 975\_45BR\_GA\_02 Rev. PL1, 975\_45BR\_GA\_03 Rev. PL1, 975\_45BR\_GA\_04 Rev. PL1, 975\_45BR\_GA\_05 Rev. PL1, 975\_45BR\_GA\_LG Rev. PL1, 975\_45BR\_GA\_RF Rev. PL1, 975\_GE\_02, Cover letter dated 14/12/2016, Acoustic Consultancy Report ref: 81430/3/1/4, and Design and Access Statement dated 29/11/2016.

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

Executive Director Supporting Communities



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: 975\_45BR-SP-01 Rev. A, 975\_45RH\_EX\_00, 975\_45RH\_EX\_01, 975\_45RH\_EX\_02, 975\_45RH\_EX\_03, 975\_45RH\_EX\_04, 975\_45RH\_EX\_05, 975\_45RH\_EX\_LG, 975\_45RH\_EX\_RF, 975\_EE\_02 Rev. PL1, 975\_45BR\_GA\_00 Rev. PL1, 975\_45BR\_GA\_01 Rev. PL1, 975\_45BR\_GA\_02 Rev. PL1, 975\_45BR\_GA\_03 Rev. PL1, 975\_45BR\_GA\_04 Rev. PL1, 975\_45BR\_GA\_05 Rev. PL1, 975\_45BR\_GA\_LG Rev. PL1, 975\_45BR\_GA\_RF Rev. PL1, 975\_GE\_02.

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 Prior to use, machinery, plant or equipment and any associated ducting shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing. All such measures shall thereafter be retained and maintained as such.

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-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 Planning and Regeneration