

Application ref: 2018/4856/P
Contact: Catherine Bond
Tel: 020 7974 2669
Date: 4 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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planning@camden.gov.uk
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Mr Russell Aldridge
7 Bayley Street
London
WC1B 3HB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Bayley Street
London
WC1B 3HB

Proposal:

Replacement of existing boilers with two new condensing boilers and a hot water tank in the front basement vault, plus the installation of two flues in the front lightwell.

Drawing Nos: Drawing Nos: Site Location Plan, Existing & Proposed Basement Plan: Existing Boiler Room Plans including Services Layout; Existing Elevation Lightwell Vault Wall; PLD 18 89635; Proposed Boiler Room Plans including Services Layout; Proposed Lightwell Elevation and Installation Photo and Diagram of Flue Kit; Greenstar FS 30-42 CDi Regular Installation & Servicing Instructions; Scope of Works; Photo of Existing Basement Lightwell & Vaults; Photo of Existing Inlet & Exhaust Vents; Photo of Existing Exhaust Vent.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Site Location Plan, Existing & Proposed Basement Plan: Existing Boiler Room Plans including Services Layout; Existing Elevation Lightwell Vault Wall; PLD 18 89635; Proposed Boiler Room Plans including Services Layout; Proposed Lightwell Elevation and Installation Photo and Diagram of Flue Kit; Greenstar FS 30-42 CDi Regular Installation & Servicing Instructions; Scope of Works; Photo of Existing Basement Lightwell & Vaults; Photo of Existing Inlet & Exhaust Vents; Photo of Existing Exhaust Vent.

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

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

- 3 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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 The external flues shall be finished in an off-white colour to match the existing paint colour of the front lightwell vault wall.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission (delegated):

The application property is a grade II listed 3-storey late 18th century mid-terrace brick-built townhouse with a mansard attic storey, raised on a basement and set behind a front lightwell bounded by cast-iron railings. The property is situated on the north side of Bayley Street, to the west of Bedford Square, within the Bloomsbury Conservation Area.

The proposed works comprise the replacement of two existing boilers with two new condensing boilers and a hot water tank in the westernmost front basement vault, plus the installation of two associated flues in the front lightwell in close proximity to the existing boiler vents which will be removed. The installation of the boilers and hot water tanks will replace existing appliances in the same locations in the vault, which is an area of secondary importance within the historic building. Neither the new appliances nor their service runs will involve a loss of historic fabric. The new flues in the lightwell will be larger than the existing vents and will protrude out of the vault wall further than the existing arrangement. Whilst they will be visible within the lightwell, they will

not be read from the street as part of the townhouse as they will be fixed to the vault wall immediately behind the pavement and below railing level. In order to reduce their visibility, they are conditioned so that they have an off-white finish to match the colour of the vault wall, which will reduce their visual impact within the lightwell and as seen from pavement level.

The proposed works will have a minimal impact on the character and integrity of the historic townhouse, and therefore will cause no harm to its special interest as a grade II listed building. The works will not affect the character and appearance of the Bloomsbury Conservation Area and will have no impacts on neighbourhood amenity.

The site's planning history was taken into account when arriving at this decision. Public consultation was undertaken by means of a site notice and a press notice, but no responses were received. Bloomsbury CAAC was consulted but chose not to respond.

Special regard has been attached to the desirability of preserving the setting of adjacent listed buildings and the character and appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

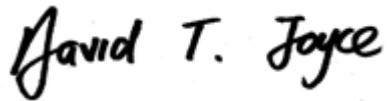
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 paragraph 38 of the National Planning Policy Framework 2018.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning