

Application ref: 2018/2182/P
Contact: Emily Whittredge
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Date: 18 January 2019

Development Management
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Wright & Wright Architects
89-91 Bayham Street
London
NW1 0AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**15 & 16 Bedford Square
London
WC1B 3JA**

Proposal: Installation of air conditioning system to service the archives at lower ground floor level, with the installation of condenser units to the rear lightwell of no.16.

Drawing Nos: 010, 100, 101, 110,120, 150, 151, 160, 200, 201, 210, 220, 240,
Heritage Statement, Design and Access Statement, Environmental Noise Assessment,
CV1159- SK02 Rev.A1

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 and supporting information: 010, 100, 101, 110,120, 150, 151, 160, 200, 201, 210, 220, 240, Heritage Statement, Design and Access Statement, Environmental Noise Assessment, CV1159- SK02 Rev.A1.

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 of the London Borough of Camden Local Plan 2017.

- 4 The total noise from all fixed plant associated with the application site, when at a point 1m external to sensitive facades shall be at least 10 dB(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 is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 15 dB(A) below background noise level.

The criterion above applies to residential receptors, for office receptors the following criterion applies 35-40 dB LAeq 16 hours (BS 8233: 2014).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The plant shall not be used unless the sound attenuation and anti-vibration measures have been installed and fitted in accordance with the in the approved plans and supporting information. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposed air conditioning units would be located within the rear lightwell of no. 16 to serve two existing internal archive storerooms within nos. 15 and 16. Their number, scale and location, within a fully enclosed rear lightwell, would ensure less than substantial harm is caused to the design and proportions of the host building. Furthermore, the proposed units would be located to the rear of the building and would have no visibility from the public realm, ensuring little harm is caused to the character of the surrounding conservation area. The less than substantial harm it would cause is outweighed by the public benefit derived from the Paul Mellon Centre library in Camden.

The number, scale and location of the proposed units would not cause harm to the amenity of neighbouring residents in terms of loss of light, outlook or privacy. The Council's Noise Officer has reviewed the submitted acoustic report and has confirmed that, provided the plant equipment and pipework are installed with anti-vibration mounts, as recommended within the Environmental Noise Assessment, the proposal would comply with Camden's Plant Noise Criterion. Suitable conditions are attached to the permission.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

- 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 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

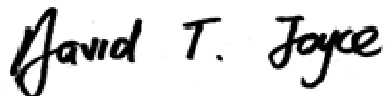
Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning