

Application ref: 2018/2365/L
Contact: Emily Whittredge
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Date: 18 January 2019

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

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 010, 100, 101, 110,120, 150, 151, 160, 200, 201, 210, 220, 240, CV1159- SK02 Rev.A1.

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 listed building consent.

The proposed installation of the air conditioning system would result in some loss of historic fabric, although this would be the minimum required to carry out the installation by forming openings for new pipe and ductwork to pass through existing walls at basement level. Apart from the loss of historic fabric, the installation would be reversible.

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. The plant would be located within a fully enclosed rear lightwell and would ensure less than substantial harm is caused to the special interest of the host building and its setting.

Although the development would result in the loss of some historic fabric, and the installation will exert some negative visual impact, it is considered that the less than substantial harm caused is outweighed by the public benefit derived from the Paul Mellon Centre library within Camden.

The site's planning history was taken into account when coming to this decision, and no objections were received.

Special regard has been attached to the desirability of preserving the listed building and any features of special architectural or historic interest which it possesses, under s.66 of the 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 policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2018.

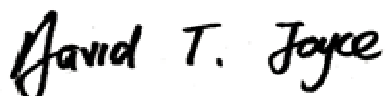
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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



David Joyce
Director of Regeneration and Planning