

Application ref: 2019/0159/P  
Contact: Laura Hazelton  
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Date: 3 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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DP9 Ltd  
100  
Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**45 Bedford Row  
London  
WC1R 4LN**

Proposal:

Variation of condition 3 (approved drawings) of planning permission 2016/7038/P dated 14/03/2017 for the 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; namely the installation of an additional AC unit at roof level.

Drawing Nos: Superseded drawings: 975\_45BR\_GA\_RF Rev. PL1, 975\_45BR-GE-01 NMA rev NMA-3

Amended drawings: 975\_45BR-GA-RF Rev. PL2, 975\_45BR-GE-01 Rev. PL2

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 the original permission, granted on 14/03/2017 under reference 2016/7038/P.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 of planning permission 2016/7038/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 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. PL2, 975\_45BR-GE-01 Rev. PL2, Acoustic Consultancy Report ref: 81430/3/4/13 .

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 10dB(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 15dB(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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 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 policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

## 1 Reason for granting permission

The proposed minor material amendment is to add one additional air conditioning unit to the five units previously approved under reference 2016/7038/P. It would be the same height, design and appearance, and would be located adjacent to the previously approved units. As such, the impact on the character and appearance of the host building and surrounding conservation area would be very limited when compared to the previously approved scheme.

Although the Council's noise standards have become more stringent since the time of the original approval, a noise impact assessment has been submitted in support of the application which satisfactorily demonstrates that all plant would comply with the Council's noise standards. The Council's Environmental Health Officer has reviewed they are acceptable subject to the noise and vibration conditions above.

Due to the location and nature of the proposals, they would not adversely impact neighbouring amenity in terms of daylight, outlook or privacy or noise disturbance.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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 [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1, and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras

Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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).

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer