

Application ref: 2019/3857/P
Contact: Patrick Marfleet
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Date: 27 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

22 Bedford Square
London
WC1B 3HH

Proposal:

Demolition of existing link extension and erection of new link extension between main building and existing mews building to the rear.

Drawing Nos: Conservation Assessment dated March 2019, Design and Access Statement dated July 2019, 00.201 B, 00.202 B, 00.203 B, 00.204 A, 00.205 A, 00.206 B, 00.207 A, 00.208, 00.209 A, 00.210 A, 00.211 A, 00.212 A, 00.213 A, 00.214 A

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: Conservation Assessment dated March 2019,

Design and Access Statement dated July 2019, 00.201 B, 00.202 B, 00.203 B, 00.204 A, 00.205 A, 00.206 B, 00.207 A, 00.208, 00.209 A, 00.210 A, 00.211 A, 00.212 A, 00.213 A, 00.214 A

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

3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all glazing panels and external doors including junctions and method of fixing to main building(s)

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

1 Reasons for granting permission.

Planning permission is sought for the replacement of the existing extension at the site which links the host building (22 Bedford Square) with the existing four storey mews building to the rear which dates from the 1980's. Both buildings are currently in use as office space (Class B1). The proposal would provide improved meeting area and circulation space between the two buildings.

The 1980s link and mews buildings, whilst not detrimental to the setting of the original townhouse, cannot be said to have its architectural merits either and no objection is raised to its removal, subject to the suitable size and design of the replacement structure. The proposed extension represents an enlarged link structure in a contemporary architectural style with a faceted design which consists mainly of glazing with metal frames dividing each floor. The proposed scheme is considered to dilute the institutional look and feel of the rear courtyard and its surroundings whilst at the same time enhancing access to the courtyard space at several levels, which is welcomed.

Officers are satisfied that the overall size and scale of the proposed extension would not be harmful to the special interest of the host building, particularly as it would largely match the size of the existing extension. Whilst the proposal would be located to the rear of a Grade I Listed Building it would be attached to an existing rear extension which is a much later addition to the building and

houses a lift shaft, thus no loss of historic fabric would occur as a result. Furthermore, the proposal would be set back from the original rear elevation of the Listed Building to maintain a degree of openness to the rear of the site and to ensure the original form of the building can continue to be read.

The proposal would be located to the rear of a mid-terrace property and its very limited visibility from surrounding streets would ensure no harm is caused to the character of the surrounding conservation area.

Given the above, the proposed replacement extension is considered to represent a high quality, contemporary development that would not compromise the architectural significance and setting of the Grade I Listed Building. Design details and materials will be secured by condition

The proposed roof terrace is not considered to cause unacceptable levels of overlooking at the site, particularly as it would be looking out into the existing rear courtyard with some oblique views into the windows of the host and mews buildings which as mentioned above, are in commercial use. Furthermore, the size, scale and design of the proposed extension would not cause harm to neighbouring amenity in terms of loss of light or outlook.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has also 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 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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.

- 4 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.
- 5 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.

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