

Application ref: 2019/3444/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 4 October 2019

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

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18-20 Crucifix Lane
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SE1 3JW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
22 Bedford Square
London
WC1B 3HH

Proposal:

External alterations including enlargement of existing mansard roof of rear mews building, enlargement of toilet block to rear lightwell, installation of mechanical plant to roof of toilet block and installation of AC units in rear lightwell.

Drawing Nos: 00.223 B, 00.220 A, 00.221 A, 00.222 A, 00.224 A, 00.225 A, 00.226 A, 00.227 A, 00.228 A, 00.229 A, 00.230 A, 00.231 A, 00.232 A, TPS/22BS/P/EL/M, TPS/22BS/P/R/M, TPS/22BS/P/3/4/M, TPS/22BS/P/1/2/E/M, TPS/22BS/P/LG/G/M, Conservation Assessment dated March 2019, Cover Letter dated 19/06/2019, Noise Impact Assessment dated 19 June 2019, Design and Historic Impact Assessment dated June 2019

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 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 00.223 B, 00.220 A, 00.221 A, 00.222 A, 00.224 A, 00.225 A, 00.226 A, 00.227 A, 00.228 A, 00.229 A, 00.230 A, 00.231 A, 00.232 A, TPS/22BS/P/EL/M, TPS/22BS/P/R/M, TPS/22BS/P/3/4/M, TPS/22BS/P/1/2/E/M, TPS/22BS/P/LG/G/M, Conservation Assessment dated March 2019, Cover Letter dated 19/06/2019, Noise Impact Assessment dated 19 June 2019, Design and Historic Impact Assessment dated June 2019

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 G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the air-conditioning plant shall be provided with anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. 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 policy G1, A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for various external alterations to the existing four storey mews building to the rear of 22 Bedford Square, which dates from the 1980's. Both buildings are currently in use as office space (Class B1). The proposals include: The enlargement of the existing mansard roof of the mews

building and installation of 6 x roof lights, erection of a three storey extension in the lightwell to the rear of the mews building to house a new toilet block and installation of plant equipment on the flat roof of the proposed extension with associated air conditioning units in the existing rear lightwell.

The proposed mansard roof extension to the mews building would extend over the existing flat roof located along the shared boundary with no 21 Bedford Square and would create approximately 27sqm of additional office floorspace at the site. The overall size and scale of the extension is considered to represent a subordinate addition that would not cause harm to the character and setting of the host and neighbouring properties or the appearance of the surrounding conservation area, particularly given its secluded location to the rear of the site. Furthermore, whilst the entire of the application site is listed, due to its association with the listed townhouse fronting Bedford Square, the proposed extension would only involve alterations to the 1980's mews building and would not result in a loss of historic fabric nor cause harm to the special interest and significance of the Grade 1 listed building.

The proposed toilet block extension would be located in the existing lightwell area between the rear of the mews building and the rear of the mews buildings on Gower Mews. Whilst the proposed extension would be three stories in height it would remain largely screened from public view due its location behind the three storey building on Gower Mews. The only element that would have some visibility would be the parapet that screens the proposed plant equipment. However, these views would be limited and would not cause harm to the character and appearance of the surrounding conservation area.

The proposals include the installation of several air conditioning condenser units on the elevation of the proposed toilet block extension located within the rear lightwell. Whilst this quantity of AC units within the curtilage of a listed building would not usually be supported, officers note the enclosed nature of this particular part of the site and the fact the existing lightwell is surrounded on all sides by three and four storey buildings. As a result, the proposed plant equipment would be completely screened from public view and is not considered to cause harm to the character of the surrounding conservation area. Furthermore, the proposed units would be located to the rear of the site away from the rear elevations of the host and neighbouring properties along Bedford Square and would not cause harm to the historic significance of the Grade I listed terrace as a result.

Overall, the size and scale of the proposed alterations are not considered to compromise the architectural significance and setting of the Grade I Listed Building or cause unacceptable harm to its special historic interest.

The proposals would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. The submitted acoustic report has been reviewed by the Council's environmental health officer who has confirmed the proposed air handling and ac units would comply with the minimum noise standards of the Local Plan, subject to conditions.

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.

- 2 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, 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 2019.

- 3 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).
- 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.
- 5 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.
- 6 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)

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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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer