

Application ref: 2019/3676/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 28 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Assembly Associates Ltd
5 Blenheim Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**41 Bedford Square and 11 Bedford Avenue
London
WC1B 3DP**

Proposal: Partial demolition of existing link structure between 11 Bedford Avenue and 41 Bedford Square, installation of new canopy and balustrades, new walk-on rooflight to rear terrace at ground floor level, new plant to front vaults and rear lower ground floor level, removal of internal partitions and ceiling at 11 Bedford Avenue, partitions removal at basement level at 41 Bedford Square, and other internal alterations.

Drawing Nos: 223_PL_001 Rev P1; 223_PL_002 Rev P1; 223_PL_003 Rev P1;
223_PL_004 P1; 223_PL_005 Rev P1; 223_PL_006 Rev P1; 223_PL_007 Rev P1;
223_PL_008 Rev P2; 223_PL_009 Rev P1; 223_PL_010 Rev P1; 223_PL_011 Rev
P3; 223_PL_012 Rev P3; 223_PL_013 Rev P1; 223_PL_014 Rev P2; 223_PL_015
Rev P1; 223_PL_016 Rev P1; 223_PL_017 Rev P1; 223_PL_018 Rev P1;
223_PL_019 Rev P1; 223_PL_020 Rev P1; 223_PL_021 Rev P1; 223_PL_022 Rev
P1; 223_PL_023 Rev P2; 223_PL_024 Rev P1; 223_PL_025 Rev P1; 223_PL_026
Rev P1; 223_PL_027 Rev P1; 223_PL_028 Rev P1; 223_PL_029 Rev P1;
223_PL_030 Rev P1; 223_PL_031 Rev P1; 223_PL_032 Rev P1; 223_PL_033 Rev
P1; 223_PL_034 Rev P1; 223_PL_035 Rev P1; 223_PL_036 Rev P1; 223_PL_037
Rev P1; 223_PL_038 Rev P1; 223_PL_039 Rev P1; 223_PL_040 Rev P1;
223_PL_041 Rev P1; 223_PL_042 Rev P1; 223_PL_043 Rev P1; 223_PL_044 Rev
P1; 223_PL_045 Rev P1; Heritage Statement ref 1907_E38 July 2019; Planning
Statement ref 1907_E3A July 2019 and Appendix A: Plant Noise Report & Technical
Specification for Air-condenser Plant A1480 R1 July 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 policies 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:

223_PL_001 Rev P1; 223_PL_002 Rev P1; 223_PL_003 Rev P1; 223_PL_004 P1; 223_PL_005 Rev P1; 223_PL_006 Rev P1; 223_PL_007 Rev P1; 223_PL_008 Rev P2; 223_PL_009 Rev P1; 223_PL_010 Rev P1; 223_PL_011 Rev P3; 223_PL_012 Rev P3; 223_PL_013 Rev P1; 223_PL_014 Rev P2; 223_PL_015 Rev P1; 223_PL_016 Rev P1; 223_PL_017 Rev P1; 223_PL_018 Rev P1; 223_PL_019 Rev P1; 223_PL_020 Rev P1; 223_PL_021 Rev P1; 223_PL_022 Rev P1; 223_PL_023 Rev P2; 223_PL_024 Rev P1; 223_PL_025 Rev P1; 223_PL_026 Rev P1; 223_PL_027 Rev P1; 223_PL_028 Rev P1; 223_PL_029 Rev P1; 223_PL_030 Rev P1; 223_PL_031 Rev P1; 223_PL_032 Rev P1; 223_PL_033 Rev P1; 223_PL_034 Rev P1; 223_PL_035 Rev P1; 223_PL_036 Rev P1; 223_PL_037 Rev P1; 223_PL_038 Rev P1; 223_PL_039 Rev P1; 223_PL_040 Rev P1; 223_PL_041 Rev P1; 223_PL_042 Rev P1; 223_PL_043 Rev P1; 223_PL_044 Rev P1; 223_PL_045 Rev P1; Heritage Statement ref 1907_E38 July 2019; Planning Statement ref 1907_E3A July 2019 and Appendix A: Plant Noise Report & Technical Specification for Air-condenser Plant A1480 R1 July 2019.

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

- 4 Before the relevant part of the work is begun, detailed drawings, manufacturer's specification and samples of all facing materials in respect of the new link structure, shall be submitted to and approved in writing by the local planning authority.

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

- 5 Prior to commencement of development , full details in respect of the living wall in the area indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB below (15dB if tonal) the background sound level assessed at 1m outside the windows of the nearest affected dwelling at any time. The proposed plant shall be installed and constructed to ensure compliance with the limits and mitigation measures identified in the Ion Acoustics Plant Noise Report (Ref: A1480/R01 17/07/19)

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, detailed drawings in respect of the new ventilation grills and louvers, shall be submitted to and approved in writing by the local planning authority. Details should accord with specifications of Acoustics Plant Noise Report (ref: A1480/R01 17/07/19). 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 amenity of the neighbouring occupiers in accordance with the requirements of policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.

- 5 Your attention is drawn to the fact that there is a separate enforcement case opened in relation to the existing grills to the two windows at basement level at no. 41 Bedford Square.
- 6 Your attention is drawn to the fact that enforcement investigation is progressing and a case opened in relation to the existing grills to the two windows at basement level at no. 41 Bedford Square.

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 positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer