

Application ref: 2019/4997/P  
Contact: Nathaniel Young  
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Date: 21 January 2020

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

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

The Bedford Estates  
29a Montague Street  
London  
WC1B 5BL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Bedford Square Gardens**  
**Bedford Square**  
**London**  
**WC1B 3HH**

Proposal:

Excavation and installation of a fully submerged water tank and above ground pressurisation unit; alterations to 2 x entrance gates involving a change from key to fob and app system based access; and associated soft landscaping.

Drawing Nos: Arboricultural report ref: 180309-PD-11, BB078-2018-001, BB078-2017-02, BB078-2018-03, BB078-2018-004, BB078-2018-005, MS-E-001, MS-E-002, Steelpumps evolution X-AMO/MO H F Series technical specification document, Think Tank Enduratank technical specification document & 3P P Eries Advanced Pressure Control Systems technical specification document

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 Arboricultural report ref: 180309-PD-11, BB078-2018-001, BB078-2017-02, BB078-2018-03, BB078-2018-004, BB078-2018-005, MS-E-001 & MS-E-002

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

- 4 Prior to commencement of any excavation works on site, details of the design, layout, with dimensions and levels, of any service trenches associated with the submerged water tank, and other excavations on site, in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3 and D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of excavation works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by Tim Moya Associates ref. 180309-PD-11 dated March 2018. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local

Plan.

Informative(s):

1 Reasons for granting planning permission:

This proposal will affect Bedford Square Gardens at the centre of Bedford Square, a Georgian square located within the Bloomsbury Conservation Area. The garden, is enclosed by late C18 cast-iron railings with spearhead finials (Grade II listed with the gates). The gardens and railings, both in an oval shape, are surrounded by the buildings of the square, which are on a rectangular plan.

The proposal involves the excavation and installation of a full submerged water tank and pressurisation unit to serve the existing ring main of water services along with the associated power to the pressurisation unit, including all necessary services. The proposal also involves alterations to the two existing access gates to change from a key operated system to a cloud-based online fob and app system.

The works entail a fully submerged water tank with an above ground pressurisation unit. The proposed excavation and landscaping works have been assessed by the Council's trees and landscaping trees team. No objections were raised subject to conditions requiring compliance with the submitted arboricultural report, the submission of details of service trenches and planting of replacement trees.

The pressurisation unit shall be housed in a timber shed structure and obscured from view via planting both within the garden and from outside the garden. This is considered to appropriately mask the pressurisation unit without causing undue harm to the character and appearance of the gardens or wider conservation area.

The gate alterations would involve no loss of historic fabric, would be discrete in appearance and easy to remove if necessary. As such, the proposed alterations would not cause harm to the significance of the listed gates and railings, or the character and appearance of the wider conservation area. No objections have been raised by the Council's Conservation team.

Given the subterranean nature and siting of the water tank in relation to neighbouring properties and minor scale of the gate access alterations, it is not considered that there would be any significant impact on neighbouring residential amenity.

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, A1 and A3 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 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 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 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer