

Application ref: 2019/6160/L
Contact: Nathaniel Young
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The Bedford Estates
29a Montague Street
London
WC1B 5BL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Endurata tank technical specification document & 3P P Eries Advanced Pressure Control Systems technical specification document

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting listed building consent:

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 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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



Daniel Pope
Chief Planning Officer