

Application ref: 2020/0686/P
Contact: Rachel English
Tel: 020 7974 2726
Email: Rachel.English@camden.gov.uk
Date: 15 July 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Dp9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
46-48 Bedford Row
London
WC1R 4BZ

Proposal: Demolition of existing rear extension and erection of a new rear extension to 46-47 Bedford Row with roof terrace above. Installation of air conditioning plant within lightwell of No. 48 and on terrace of 46-47 Bedford Row; internal and external refurbishment works to No.46-48 Bedford Row; associated landscaping and other ancillary works.

Drawing Nos: 1092_S_01_Rev A, (1092_EX_) B1_Rev A, 00_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, RF_Rev A, (1092_GA_) B1_Rev E, 00_Rev E, 01_Rev E, 02_Rev E, 03_Rev E, RF_Rev E, (1092_EE_) 01_Rev A, 02_Rev A, 03_Rev A, (1092_GE_) 01_Rev A, 02_Rev D, (1092_ES_) 01_Rev A, 02_Rev A, (1092_GS_) 01_Rev B, 02_Rev B, 03_Rev B, 04_rev A, (1092_RC_) B1_Rev A, 00_Rev B, 01_Rev B, 02_Rev A, 03_Rev A, 1092_ID_102_Rev A, (1092_DE-46BR_) 00_Rev A, B1_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, 04_Rev A, (1092_DE-47BR_) 00_Rev B, B1_Rev B, 01_Rev B, 02_Rev A, 03_Rev A, 04_Rev B, (1092_DE-) 48BR_Rev A, B1_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, 04_Rev A, (1092_DE_E_) 01_Rev A and 02_Rev A, 1092_IE-47-G-01-OP2revA, Adaptive Overheating Report (CIBSE TM52), Acoustic Consultancy Report 97574/3/2/8 External Plant Assessment dated 11 June 2020, Design and Access Statement June 2020 rev B, Structural and Drainage Statement dated February 2020, Schedule of Strip Out Works, Planning Statement February 2020, Heritage Statement dated February 2020.

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 Prior to the installation of the air conditioning units hereby approved, detailed drawings of the acoustic louvres shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter built in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory and that it preserves the character and appearance of the conservation area in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: 1092_S_01_Rev A, (1092_EX_) B1_Rev A, 00_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, RF_Rev A, (1092_GA_) B1_Rev E, 00_Rev E, 01_Rev E, 02_Rev E, 03_Rev E, RF_Rev E, (1092_EE_) 01_Rev A, 02_Rev A, 03_Rev A, (1092_GE_) 01_Rev A, 02_Rev D, (1092_ES_) 01_Rev A, 02_Rev A, (1092_GS_) 01_Rev B, 02_Rev B, 03_Rev B, 04_rev A, (1092_RC_) B1_Rev A, 00_Rev B, 01_Rev B, 02_Rev A, 03_Rev A, 1092_ID_102_Rev A, (1092_DE-46BR_) 00_Rev A, B1_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, 04_Rev A, (1092_DE-47BR_) 00_Rev B, B1_Rev B, 01_Rev B, 02_Rev A, 03_Rev A, 04_Rev B, (1092_DE-) 48BR_Rev A, B1_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, 04_Rev A, (1092_DE_E_) 01_Rev A and 02_Rev A, 1092_IE-47-G-01-OP2revA, Adaptive Overheating Report (CIBSE TM52), Acoustic Consultancy Report 97574/3/2/8 External Plant Assessment dated 11 June 2020, Design and Access Statement June 2020 rev B, Structural and Drainage Statement dated February 2020, Schedule of Strip Out Works, Planning Statement February 2020, Heritage Statement dated February 2020.

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

- 5 Prior to first use of the air conditioning units, the acoustic screening shall be

installed in accordance with the recommendations of the Acoustic Consultancy Report External Plant Assessment report hereby approved. The plant equipment and any associated ducting shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing.

All such measures shall thereafter be retained and maintained in accordance with the manufacturers' details.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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.

- 7 The roof terrace hereby permitted shall not be used outside the following times - Mondays to Fridays 0700 to 2100.

Reason: To safeguard the amenities of the neighbouring residential occupiers and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed extensions on the three buildings would lead to an overall increase in 21sqm (GIA) of office floorspace (Class B1). This is in line with the aims of policies E1 and E2 of the Local Plan. The proposed refurbishments will allow the currently vacant building to be returned back to full use whilst respecting the building's Grade II listed status.

Following Officer advice, the proposals have been revised to retain the 2nd front door on No 47/47a. The replacement of the rear single-storey ground floor 20th century extensions, repair and refurbishment of the properties are considered to not harm the significance of these listed buildings. The proposed rear extension to numbers 46 and 47 Bedford Row would be secondary to the host buildings and would not give rise to an unacceptable impact on the Bloomsbury Conservation Area. The proposals are considered to preserve the character and appearance of the Bloomsbury Conservation Area.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

A new terrace would be created for office workers, at first floor level, with the conversion of a window at number 46 Bedford Row to provide access. The terrace would be at a lower level than the existing roof terrace that is provided for a residential occupier at 23 Hand Court therefore unlikely to give rise to an unacceptable loss of privacy. It is recommended that a condition is added to restrict the hours of the terrace for office workers in order to reduce noise and disturbance for the neighbouring residential property. The extension at lower ground floor level would not give rise to any loss of light to neighbouring occupiers.

The applicant has submitted a justification for the air conditioning units in the form of an overheating analysis which appropriately demonstrates the need for comfort cooling. A revised acoustic report has been submitted that demonstrates that the proposed air conditioning units with acoustic louvres would not give rise to any unacceptable impact in terms of noise and vibration for neighbouring residents. The Council's Environmental Health Team have assessed the acoustic proposals and confirm that the air conditioning units would comply with the Council's standard noise criteria. Further details of the appearance of the acoustic louvres are required by condition.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies E1, E2, A1, A4, CC1, T1, T2, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the 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 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.
- 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 79744444).

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

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

Daniel Pope
Director of Economy, Regeneration and Investment