

Application ref: 2020/1609/P
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Date: 25 August 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

Sean Emmett
29a Montague Street
London
WC1B 5BL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
23 Bedford Square
London
WC1B 3HH

Proposal:
External alterations associated with refurbishment of the building including installation of condenser units at main roof level.

Drawing Nos: BB061-SP01, TPS/23BS/B&G/E/LL, TPS/23BS/B&G/M, TPS/23BS/B&G/E, TPS/23BS/1&2/M, TPS/23BS/1&2/E/LL, TPS/23BS/1&2/E, TPS/23BS/3&R/M, TPS/23BS/3&R/E/LL, TPS/23BS/3&R/E, TPS/23BS/B&G/E/EX, TPS/23BS/B&G/M/EX, TPS/23BS/1&2/M/EX, TPS/23BS/1&2/E/EX, TPS/23BS/3&R/E/EX, TPS/23BS/3&R/M/EX, TPS/23BS/TN2, TPS/23BS/TN1, BB061-ELV1, 029 SY 01, 029 SY 02, 029 SY 03, BB061-D01, BB061-D02, Design and Access Statement dated March 2020, Heritage Statement dated March 2020, Report VA3195.200302.NIA1.1

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: BB061-SP01, TPS/23BS/B&G/E/LL, TPS/23BS/B&G/M, TPS/23BS/B&G/E, TPS/23BS/1&2/M, TPS/23BS/1&2/E/LL, TPS/23BS/1&2/E, TPS/23BS/3&R/M, TPS/23BS/3&R/E/LL, TPS/23BS/3&R/E, TPS/23BS/B&G/E/EX, TPS/23BS/B&G/M/EX, TPS/23BS/1&2/M/EX, TPS/23BS/1&2/E/EX, TPS/23BS/3&R/E/EX, TPS/23BS/3&R/M/EX, TPS/23BS/TN2, TPS/23BS/TN1, BB061-ELV1, 029 SY 01, 029 SY 02, 029 SY 03, BB061-D01, BB061-D02, Design and Access Statement dated March 2020, Heritage Statement dated March 2020, Report VA3195.200302.NIA1.1

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 A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the installation of three air-conditioning condenser units at main roof level which would be housed within an existing, and now redundant, water tank enclosure. The proposed units would be thus completely screened from view and would not result in any change to the size or height of the enclosure. The only external manifestation of the works would be the installation of louvres on the rear elevation of the enclosure to provide ventilation for the proposed units which is considered acceptable. As such, the minor nature of the proposed works would ensure no harm is caused to the special historic interest of the listed building. Further, the location of the units within an existing roof store and their limited visibility from the public realm

would ensure no harm is caused to the character and appearance of the surrounding conservation area.

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-conditioning 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.

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 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.

- 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 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.

- 4 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.

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 printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment