

Application ref: 2018/1317/P  
Contact: Thomas Sild  
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Date: 12 June 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Hale Brown Architects  
Unit 2.0  
Chester House  
1-3 Brixton Rd  
London  
SW9 6DE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**20-22 Bedford Row  
LONDON  
WC1R 4JS**

Proposal:

Replacement of existing rear windows, addition of two air conditioning units to the rear at lower ground floor level and alterations to front entrance.

Drawing Nos: Environmental noise survey report 18035-R01-A (15th February 2018), Site location plan 283(PL)00, 283(PL)01, 283(PL)02, 283(PL)03, 283(PL)04, 283(PL)05, 283(PL)06

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: Site location plan 283(PL)00, 283(PL)01, 283(PL)02, 283(PL)03, 283(PL)04, 283(PL)05, 283(PL)06

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

- 4 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB or more below the typical background sound level assessed at 1m outside the windows of the nearest affected noise-sensitive property at any time. The proposed plant shall be installed and constructed to ensure compliance with the information provided in Table 5 of the Acoustic Report.

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.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed minor changes to the front entrance are considered to preserve the existing character, and would not be detrimental to the appearance of the host building or surrounding area.

The building was constructed in the 1950s, with a Georgian style façade and a modern, functional rear. As such there is no cohesive architectural style to the building as a whole. The proposed replacement window frames to the rear face would regularise some elements of the fenestration detailing but maintain the existing openings. Given the similarity of material and colour, the change to the detailing is not considered to be unduly detrimental to the building or the surrounding conservation area.

The proposed air conditioning units are set within a rear courtyard at lower ground floor level, in close proximity to existing units. The additional units have limited visibility due their siting within the courtyard and would not visually impact the character or appearance of the conservation area.

The application is accompanied by an acoustic report that has been assessed by the Council's Environmental Health Officer and demonstrates the proposed units will comply with Camden's noise standards. As a safeguard, a condition will be attached upon approval in respect to the equipment's operation and its installation.

No objections were received prior to making this decision. The planning history of

the site was taken into account when coming to this decision.

Special regard has 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 proposed development is in general accordance with policies A1, A4, 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 2012.

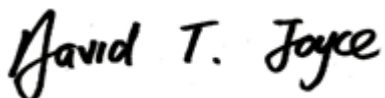
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning