

Application ref: 2020/3728/P
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Date: 20 May 2021

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

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Hale Brown Architects
Studio 1.04 Edinburgh House
170 Kennington Lane
London
SE11 5DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20-22 Bedford Row
London
WC1R 4EB

Proposal:
Installation of 2 x condenser units within rear lower ground courtyard.
Drawing Nos: Site Location Plan 283(PL)00, 283(EX)01 P1, 283(GA)01 PL2, 283(PL)07 PL1, 283(PL)02 PL2, 283(PL)04 PL1. Design and Access Statement. Acoustic Report 10/08/2020. External plant sound data. e-mail dated 25/02/2021 Hale Brown Architects and e-mail dated 20/01/2021 re: Applications 20-22 Bedford Row WC1R 4EB.

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(EX)01 P1, 283(GA)01 PL2, 283(PL)07 PL1, 283(PL)02 PL2, 283(PL)04 PL1. Design and Access Statement. Acoustic Report 10/08/2020. External plant sound data. e-mail dated 25/02/2021 Hale Brown Architects and e-mail dated 20/01/2021 re: Applications 20-22 Bedford Row WC1R 4EB.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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.

- 5 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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:

Planning permission is sought for the replacement of existing plant unit and installation of new condenser units within an external rear courtyard at lower ground floor level. The replacement units shall be positioned in same location as existing and the new one adjacent to them..

Other plant equipment is existing in this courtyard and given the position of the proposed installation at lower ground floor level and the enclosed nature of the courtyard, the installation will not be noticeable from the public realm. As such, the proposed installation is considered acceptable, and would not appear out of place in this context of office use. The development would preserve the character of the host building and that of the Bloomsbury Conservation Area.

The Council Conservation Officer raise no objection to the scheme. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed plant is supported by a noise impact assessment. The Council Environmental Health Officer have assessed this information and raise no objection to the scheme subject to compliance conditions in relation to noise levels which have been added to this decision.

Due to the scale of development and location of the plant, it is not considered to adversely impact neighbouring amenity by way of a loss of outlook, daylight, or privacy.

No objections were received prior to the determination of this application. 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 D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 2 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.
- 3 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).
- 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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer