



**BLOOMSBURY
ASSOCIATION**

41 BEDFORD SQUARE AND 11 BEDFORD AVENUE
LONDON WC1B 3DP

PROPOSAL: Details of ventilation grilles and louvre doors (Condition 7) as part of planning permission ref 2019/3676/P dated 28/11/2019 for partial demolition of existing link structure between 11 Bedford Avenue and 41 Bedford Square, installation of new canopy and balustrades, new walk-on rooflight to rear terrace at ground floor level, new plant to front vaults and rear lower ground floor level, removal of internal partitions and ceiling at 11 Bedford Avenue, partitions removal at basement level at 41 Bedford Square, and other internal alterations.

Application for planning permission: 2021/5947/P

26 May 2021

The Bloomsbury Association objects to this application and wishes to make the following comments.

1. The louvred grille proposed for Bedford Avenue on Smok's drawing number 223_PL_060 rev P2 differs from what has been built – see accompanying photographs.
2. The louvred grille proposed for Bedford Avenue on Smok's drawing number 223_PL_060 rev P2 is not in accordance with the specification included in drawing 223_PI_022 rev P1 required under condition 3 of application 2019/3676/P, granted approval on 28 November 2019. Namely "New PPC louvre to suit existing brick opening to elevation - colour to match front door."
3. The louvred doors shown on Smok's drawing number 223_PL_062 rev P2 are not in accordance with the Plant Noise Report & Technical Specification for Air-condenser Plant, A1480 R1, July 2019, compliance with which is required under condition 3 of application 2019/3676/P, granted approval on 28 November 2019. Namely acoustic performance as described in Section 7 of the Report that requires a sound reduction index for the louvres as set out in Table 5. The Report states: "This would typically only be achieved using a 270-300mm deep acoustic louvre". As noted in our comments on that application, dated 22 September 2019, no acoustic specification was given for the plant room doors on application drawings. None is given in this application either. Indeed the doors shown are neither of appropriate dimensions nor appropriate design to achieve the required acoustic performance to mitigate against harmful noise emissions.
4. We are concerned that unauthorized construction is taking place affecting a grade I listed building and that applications are being made retrospectively.

The Association supports good quality design that will enhance Bloomsbury's streetscape and its heritage, which this does not. This proposal to discharge conditions appears to wrongly interpret the information on which the original proposal was granted planning permission. Moreover it indicates that the proposal cannot be comfortably delivered in compliance with Camden's noise policy as set out in Policy A1 of the Local Plan. With such a demonstrable breach of the Council's planning policy and of its supplementary planning guidance, we look to the Council to refuse this application.

We would be grateful if you would let us know of any further modification to the applications; the decision, if it is to be decided under delegated powers, or the meeting date if it is to be decided by Committee.

Stephen Heath
On behalf of the Bloomsbury Association

Copies to:

Elaine Quigley, London Borough of Camden
Bloomsbury Conservation Area Advisory Committee
Adjoining owners
Chair, Bloomsbury Association



11 Bedford Avenue