

Application ref: 2021/0840/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 26 July 2021

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

Bedford Estates Bloomsbury Limited Gibberd
The Bedford Estates
29a Montague Street
London
WC1B 5BL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**21 Bedford Square
London
WC1B 3HH**

Proposal:

Internal and external refurbishment works including replacement bathrooms, removal of partitions, restoration of two chimneys and new internal VRV units associated with installation of 6 x AC condenser units at main roof level.

Drawing Nos: TPS/21BS/B/EX/M; TPS/21BS/G/EX/M; TPS/21BS/1/M/EX;
TPS/21BS/B/EX/M; TPS/21BS/M/EX; TPS/21BS/3/EX/M; TPS/21BS/R/EX/M;
TPS/21BS/B/M; TPS/21BS/G/M; TPS/21BS/B/1/M; TPS/21BS/B/2/M;
TPS/21BS/B/3/M; TPS/21BS/B/R/M; TPS/21BS/EL/F; TPS/21BS/EL/R;
TPS/21BS/SEC; 21BS-TN1; 21BS-TN2; TPS/21BS/VRV/J; TPS/21BS/VRV/M; Design
and Access Statement commissioned by Tuffin Ferraby Taylor LLP dated 17/07/2015;
Party Wall and Chimney Stack Inspection commissioned by Mason Navarro Pledge no
date; Heritage Statement commissioned by DLG Architects dated July 2015; Noise
Impact Assessment commissioned by Venta Acoustics dated 14 January 2021 and
Heritage Response Comments dated 8 June 2021.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: TPS/21BS/B/EX/M; TPS/21BS/G/EX/M; TPS/21BS/1/M/EX; TPS/21BS/B/EX/M; TPS/21BS/M/EX; TPS/21BS/3/EX/M; TPS/21BS/R/EX/M; TPS/21BS/B/M; TPS/21BS/G/M; TPS/21BS/B/1/M; TPS/21BS/B/2/M; TPS/21BS/B/3/M; TPS/21BS/B/R/M; TPS/21BS/EL/F; TPS/21BS/EL/R; TPS/21BS/SEC; 21BS-TN1; 21BS-TN2; TPS/21BS/VRV/J; TPS/21BS/VRV/M; Design and Access Statement commissioned by Tuffin Ferraby Taylor LLP dated 17/07/2015; Party Wall and Chimney Stack Inspection commissioned by Mason Navarro Pledge no date; Heritage Statement commissioned by DLG Architects dated July 2015; Noise Impact Assessment commissioned by Venta Acoustics dated 14 January 2021 and Heritage Response Comments dated 8 June 2021.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent.

Consent is sought to install 6 x roof mounted air conditioning condenser units in the centre of the main valley roof of the building with associated internal pipework and VRV (variable refrigerant volume) and 1 x unit in the front vault. Consent is also sought for the upgrading of the existing washrooms and construction of an additional washroom in the Coach House. The proposed indoor AC units would be chassis type, floor-mounted around the building perimeter, within bespoke joinery casings at basement, ground, first, second and third floor level and would utilise the existing risers and joist notches for the refrigerant pipework distribution.

The agent confirmed on site that the refrigerant and condensate pipework to and from the VRV units will be positioned within existing notches in the floor joists. The pipe runs are unlikely to disturb any external features and any notches made, would be made good and structurally sound via the addition of a metal plate. Each individual unit would be fitted and secured to the joist over the notch position as detailed in the timber notch plate and it's proposed to

create a small riser to distribute pipework and cables from the ground floor to the Coach House.

The floor boards would be uplifted to facilitate the installation and would be numbered and reinstated in the same location and the works would be reversible. Moreover, the existing, redundant pipe work running across the joists will be removed and made good. As such, the proposed air conditioning units are not considered to result in a significant loss of historic fabric and would not cause harm to the special interest of the listed building as a result.

A small opening is proposed to be formed within the rear elevation of the Coach House building at lower ground level to connect to the internal pipe runs; this is small in diameter and won't cause harm to the building's appearance or historic fabric. Internal pipes will run within existing voids and service trenches, limiting the impact that this has on the internal construction of the building. The proposals do not cause harm to the special interest of the grade I listed building or to the character and appearance of the Bloomsbury Conservation Area.

The internal alterations associated with the renovation of the existing washroom facilities are very minor in nature and broadly limited to the replacement of sanitary ware and the removal of non-original partitioning. Most internal alterations will involve an upgrade of the finishes installed within the 1988 refurbishment scheme. This will not have a harmful impact on the building's special historic interest.

It is also proposed to dismantle and rebuild the front chimney stack located on the party wall between 21 and 22 Bedford Square (to the west) and the chimney located on the coach house. The chimneys are currently leaning considerably. The Council's conservation officer confirmed that there will be no loss of historic fabric involved in this part of the proposal as they will be re-built like for like with the original brickwork.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received prior to making this decision.

Special regard has been attached to the desirability of preserving the Grade I listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2019

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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, 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer