

Application ref: 2021/0331/P
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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

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 Bedford Square
London
WC1B 3HH

Proposal:

External alterations including restoration of two chimneys and repairs to roof, installation of 6 x freestanding air condenser units at roof level and 1 x condenser unit in front vault area with associated pipework.

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 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: 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:

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 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 Planning permission 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) units. Permission is also sought 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 to the rear.

The proposed AC units would be located within the central valley of the main roof of the building and would not be visible from the public realm. As such, they are not considered to cause harm to the special historic interest of the host building or the appearance of the surrounding conservation area.

The existing chimneys are currently leaning considerably and need to be repaired before they deteriorate any further. The proposed chimneys would be dismantled and be re-built like for like with the existing brickwork. As such, the works would not result in a loss of fabric and are not considered to cause harm to the special historic interest of the listed building or the character of the surrounding conservation area.

The applicant has supplied additional information to demonstrate that alternative cooling methods were explored in accordance with the Cooling Hierarchy. Water based cooling systems consist of cooling towers, condenser water pumps, reservoirs of cooling fluid, and make-up pumps better suited for new builds rather than historic buildings in conservation areas. Measures 3 to 5 are applicable to new build dwellings only rather than existing buildings, in this instance this application would only be assessed as retrofitting options. The internal atriums and lightwells can be used to provide a stack effect enhancing ventilation and providing a cooling effect. This Grade I listed Georgian townhouse does not have the opportunity to provide such large openings through the building without significant loss of the original fabric.

Notwithstanding the above, the installation of cooling units is beneficial in meeting modern comfort standards with the least intervention in the building and in a way which is fully reversible. This complies with the objectives of the NPPF in achieving a sustainable building which despite large south facing windows can maintain reasonable environmental standards while at the same time conserving the heritage asset.

The proposals would not cause harm to the amenity of any nearby properties in terms of loss of light, outlook or privacy. The Council's Environmental Health Officer has reviewed the submitted noise report and confirmed compliance with the Local Plan's minimum noise standards.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received as a result of the press or site notices.

Special attention has been paid to the desirability of preserving or enhancing the special interest of the listed and the character and appearance of the Bloomsbury Conservation Area, under s.66 and s.72 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 policies A1, D1, D2 of the Camden Local Plan 2017, the London Plan 2021, and the 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 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer