

2021/1440/P and 2021/1804/L 42 Bedford Square

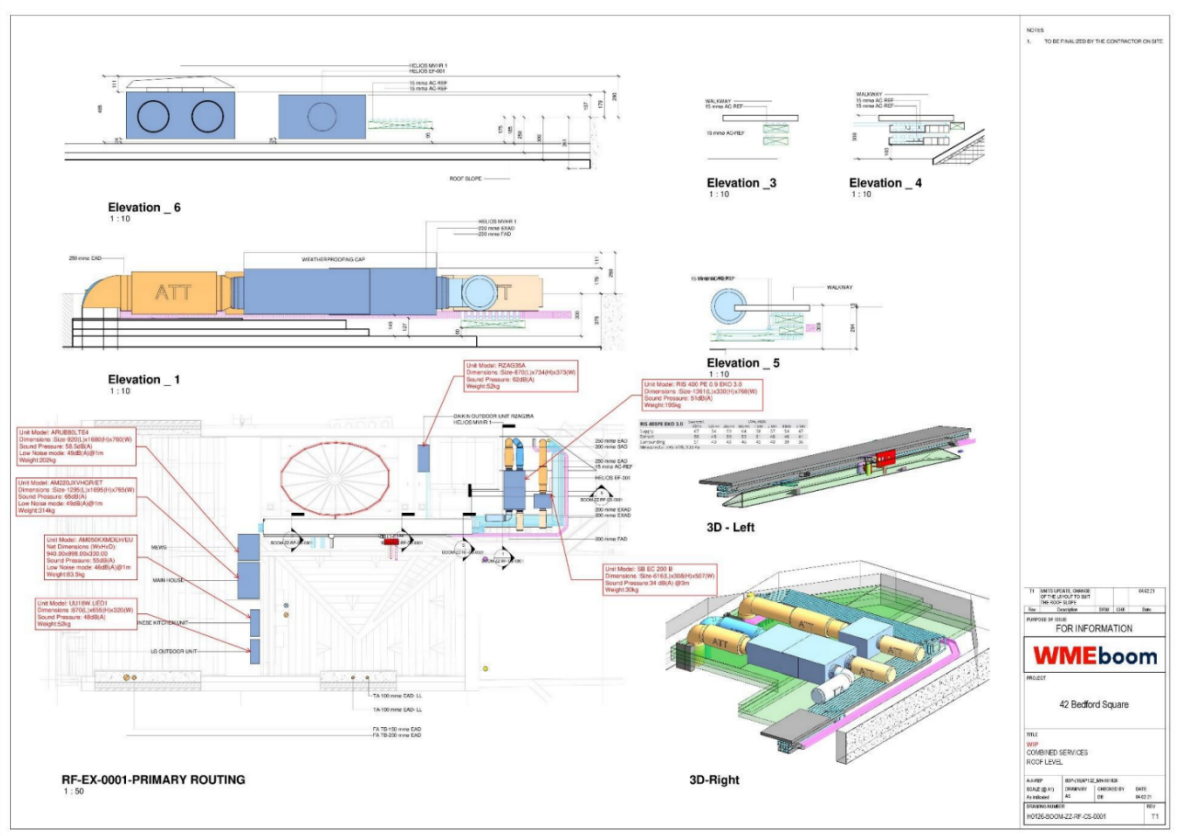


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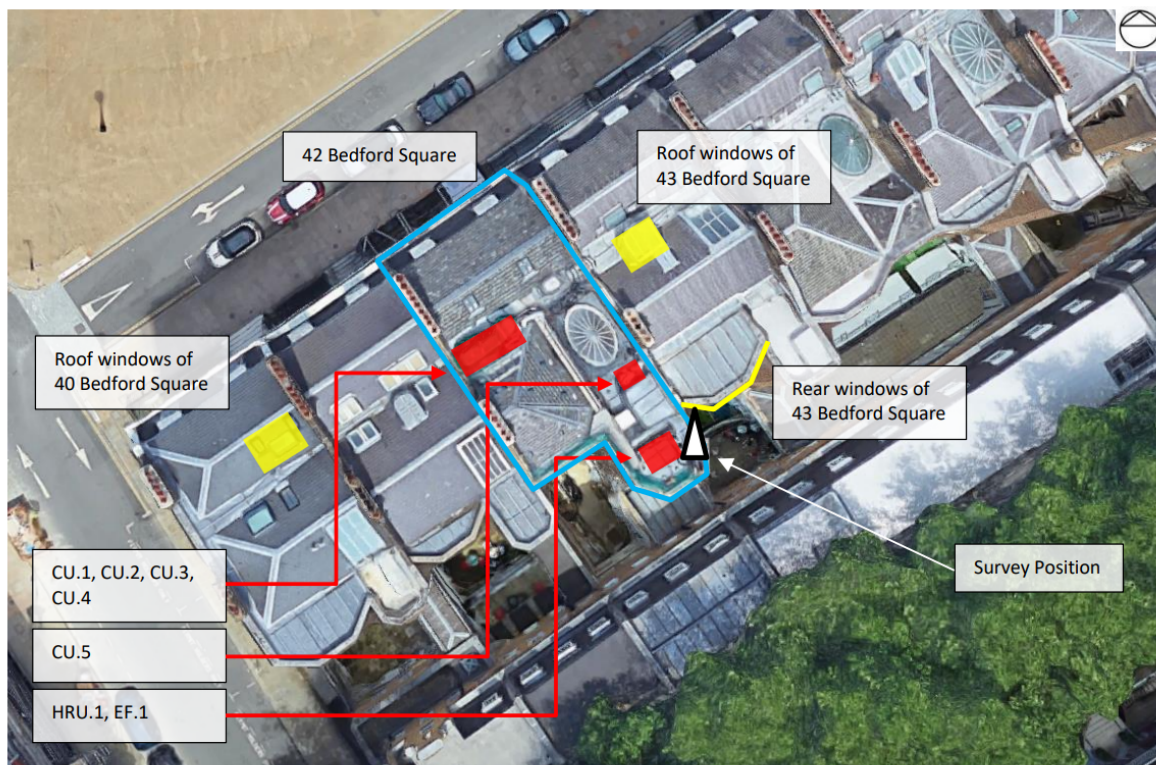
2021/1440/P and 2021/1804/L 42 Bedford Square



1. Front elevation



2. Proposed equipment



3. Plan showing replacement plant and routing services on the roof

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	24/06/2021
		N/A / attached		Consultation Expiry Date:	16/05/2021
Officer			Application Number(s)		
Antonia Powell			2021/1440/P 2021/1804/L		
Application Address			Drawing Numbers		
42 Bedford Square London WC1B 3HX			Please refer to draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
External roof plant re-configuration, replacement of plant and routing services on the roof, proposed combined door entry & CCTV to Main House front entrances and proposed lowering of satellite dish.					
Recommendation(s):		To Grant Full Planning Permission To Grant Listed Building Consent			
Application Type:		Full Planning Permission and Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	04	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	A Press Notice and Site Notice were displayed and no responses were received. Consultation expired 16/05/2021. Historic England were consulted and responded with a letter of flexible authorisation to determine as seen fit.					
CAAC/Local groups comments:	Bloomsbury Association Bloomsbury Association wrote in three times to object. Objections received 08/07/2021, 06/07/2021 and 02/05/2021 Objections related to out of date baseline noise testing, when the baseline monitoring occurred, and the locations of the tests. The objects stated the plant Noise Impact Assessment is in part assumptions based, rather than objective analysis. Bedford Court Mansions The Director of Bedford Court Mansions wrote in support of the Bloomsbury Association objections on behalf of the Board 16/05/2021 <i>Officer Comments:</i> <i>The original acoustic report from the submission used old acoustic data due to the ongoing pandemic – and this was an accepted practice in line with guidance. Nonetheless, in response to the objections received officers requested an updated report. This was later produced to update the baseline background noise levels for the site, with a review of locations for the measurements. The council's Environmental Health Officer has assessed the acoustic reports and has confirmed that the proposed plant is acceptable and meets the requirements of the development. Furthermore, an additional condition was agreed that requires final compliance testing in situ once the plant is actually installed in order to provide additional certainty.</i>					

Site Description

No. 42 Bedford Square first listed Grade I 24/10/51 as part of a terrace - Nos.40-54 (Consecutive) and attached railings.

Terrace of 15 houses forming the south side of a square. No.54 formed by the return of No.53 to Bloomsbury Street. All built by W Scott and R Grews; probably designed by Thomas Leverton or Robert Palmer; for the Bedford Estate. Nos 40-53 form a symmetrical terrace. Yellow stock brick with evidence on most of the houses of tuck pointing. Plain stucco band at 1st floor level. The centre houses, Nos 46 & 47 are stuccoed. Slate mansard roofs with dormers and tall slab chimney-stacks. EXTERIOR: 3 storeys, attics and basements. 3 windows each.

The statutory listing citation describes the Grade I houses in Bedford Square as forming a very important and complete example of C18 town planning. The description goes on to describe the interior of No. 42 Bedford Square as having a fine plaster ceiling and friezes, and interesting original staircase in the canted bay at the rear.

Relevant History

2006/5534/P granted 16/10/2008 and associated 2007/0134/L granted 23/08/2007 For: Change of use and works of conversion from office (Class B1) to residential (1 x 1 Bed, 4 x 2 Bed and 1 x 4 Bed) self-contained flats (Class C3).

2013/6444/P appealed and associated 2013/6469/L appealed For: Erection of a two storey extension to the existing link structure, installation of a new dormer, balustrade and 3 condenser units to roof, installation of two internal lifts, creation of two plant rooms, and alterations to fenestration of dwelling house (Class C3).

2014/4633/P Refused and appealed. For: Conversion of existing building containing 6 self-contained dwellings (1 x 1 bed flat, 4 x 2 bed flats and 1 x 4 bed maisonette) for use as single family dwelling house (Class C3), erection of two storey infill extension at lower ground floor level to existing link between primary and mews buildings, erection of new flat roof to enclose existing third floor terrace including lift overrun, installation of balustrade around lantern at roof level, removal of existing roof lights and vents, installation of hatch to roof, installation of 3 x air condensers to middle of existing roof, alterations to external steps and alterations to fenestration. Refused.

2014/4634/L Granted 02/09/2014 For: Works associated with conversion of existing building containing 6 self-contained dwellings (1 x 1 bed flat, 4 x 2 bed flats and 1 x 4 bed maisonette) for use as single family dwelling house (Class C3), including erection of two storey infill extension at lower ground floor level to existing link between primary and mews buildings, erection of new flat roof to enclose existing third floor terrace including lift overrun, installation of balustrade around lantern at roof level, removal of existing roof lights and vents, installation of hatch to roof, installation of 3 x air condensers to middle of existing roof, alterations to external steps, alterations to fenestration, installation of two internal lifts, and various internal works to replace and refurbish ceilings, partitions and mouldings to dwelling house.

2015/3616/L Works of alteration comprising a new double door opening between the living room and dining room at ground floor level granted

2015/3620/L relocation of boiler granted

2015/3950/L Installation of secondary glazing granted

2015/3982/L Service runs granted

2015/4222/L Secondary staircase granted

2015/6154/L Discharge of Condition 4(ref: 2014/4634/L) granted

2015/6935/L and associated 2015/0867/P erection of an arbour structure granted

2016/0867/P Discharge of Condition 6 Cycle storage (ref:2014/4633/P) granted

2016/3162/L Minor alterations to lower ground, second and third floors granted

2016/5022/L Discharge of Condition 4 (ref:2016/3162/L) secondary stair details granted

2017/4807/L Internal alterations to No 13 Bedford Avenue granted

2017/6975/L Internal alterations and reinstatement granted

2018/1305/L Discharge of condition 4 (ref: 2017/4807/L) Joinery details granted

2019/3456/P and 2019/3879/L Installation of security grille to Bedford Avenue granted

2019/4112/L Discharge if Condition 8 (ref: 2017/6975/L) Materials

2019/5985/L Part discharge of Condition 5 (ref: 2017/6975/L) door details granted

2020/1731/P and 2020/2029/L Minor alterations to the courtyard façade granted

2020/1760/L Discharge of Condition 5 (ref:2017/6975/L) details of new chimney pieces granted

2020/2253/L Alterations to consented works granted

2020/3780/L Façade cleaning granted

2020/5404/L Internal works including services granted

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A4 Noise and vibration
- D1 Design
- D2 Heritage

Camden Planning Guidance

- Amenity (2021)
- Design (2021)

Bloomsbury Conservation Area Appraisal and Management Plan 2011

Assessment

Proposal

1.1 The listed building and planning application concern the replacement of existing roof top plant which is to be updated and additional plant introduced. They also propose lowering of a satellite dish. Lastly, they also include a proposed combined door entry & CCTV to the front entrances at the main house.

Design and heritage

1.2 The installations will be located within the central valley roof, behind the lead covered lift overrun or lie behind the brick parapet of the rear closet wing roof so as to remain out of sight. This particular location was renewed during the later part of the 20th century and as such the scheme is not considered to cause harm to the historic fabric. The plant will be colour coated to appear part of the slate and lead dressed roof.

1.3 A previously roof mounted satellite dish will be relocated so it is fixed in a lower position and is hidden by a substantial chimney stack so that it will not be seen from the public domain. This is considered not to cause harm to the historic significance of the building.

1.4 The installation of a cctv camera on the front elevation at ground floor level which was initially proposed, has been removed from the scheme as this was considered visually obtrusive and inappropriate for this highly important Grade I terraced building. The front door entry phone will instead incorporate a small security camera. The entry phone location to the side of the entrance has previously accommodated an entry system so there will be no loss of historic fabric in this location.

1.5 The cctv camera at lower ground discretely fixed under the entrance bridge and hidden from the public view is considered acceptable.

1.6 Overall, these proposals are not considered to cause harm to the significance of the Grade I

building, nor will they have a negative impact on the character or appearance of the Bloomsbury Conservation Area, in accordance with Local Plan policies D1 and D2.

- 1.7 The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest.

Amenity and noise

- 1.8 The relocation and alteration of plant at the property has the potential to result in noise disturbance to local residents in the area. Whilst a busy central London location, the site enjoys periods of relative quiet.
- 1.9 The original acoustic report from the submission used old acoustic data due to the ongoing pandemic – and this was an accepted practice in line with guidance. However, consultees raised concerns over the usefulness of this older data in ensuring the proposed plant could be operated in compliance with the development plan requirements in relation to the background noise levels in the area.
- 1.10 As a result, officers requested work be done to carry out up to date readings from the site to ensure the noise levels are representative of the site in order to provide greater assurance. This was later produced to update the baseline background noise levels for the site, with a review of locations for the measurements. The council's Environmental Health Officer has assessed the acoustic reports and has confirmed that the proposed plant is acceptable, subject to conditions, and meets the requirements of the development plan by making sure it is below existing background noise levels.
- 1.11 Two conditions are required to secure compliance with appropriate noise levels – the first requires noise to be at least 10dBA below background levels, or by 15dBA where the source is tonal. The second requires anti-vibration mounts.
- 1.12 Furthermore, an additional condition was agreed that requires final compliance testing in situ once the plant is actually installed in order to provide additional certainty. The impact is therefore acceptable and enforceable conditions will be in place should there be any future breaches.

Recommendation

- 1.13 Grant Listed Building Consent and Planning Permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7 March 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/1440/P
Contact: Antonia Powell
Tel: 020 7974 2648
Email: Antonia.Powell@camden.gov.uk
Date: 1 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

BDP
16 Brewhouse Yard
Islington
LONDON
EC1V 4LJ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

42 Bedford Square
London
WC1B 3HX

Proposal:

External roof plant re-configuration, replacement of plant and routing services on the roof, proposed combined door entry & CCTV to Main House front entrances and proposed lowering of satellite dish.

Drawing Nos:

Site Plan; Location Plan; Design and Access Statement by BDP dated March 2021;
Noise Impact Assessment Ref: EC17419-20 Version 1 by EEC Ltd.; (32)AD007_MH;
(32)AD006_MH; (15)AS140_MH rev F; (15)AS138_MH rev G; (15)AS136_MH rev F;
(15)AS135_MH rev F; (15)AP127_MH rev E; (15)AP122_MH rev F; (15)AP121_MH rev F.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan; Location Plan; Design and Access Statement by BDP dated March 2021; Noise Impact Assessment Ref: EC17419-20 Version 1 by EEC Ltd.; (32)AD007_MH; (32)AD006_MH; (15)AS140_MH rev F; (15)AS138_MH rev G; (15)AS136_MH rev F; (15)AS135_MH rev F; (15)AP127_MH rev E; (15)AP122_MH rev F; (15)AP121_MH rev F.

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 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.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing 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 the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment 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 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35dB LAeq 16hrs daytime and of more than 30dB LAeq 8hrs in bedrooms at night. Following installation in accordance with the approved details, a compliance report should be submitted to the local planning authority for written approval. The compliance report should confirm testing of the plant in situ, and demonstrate compliance with the aforementioned requirements in this condition, and those set out in condition 4.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

Application ref: 2021/1804/L
Contact: Antonia Powell
Tel: 020 7974 2648
Email: Antonia.Powell@camden.gov.uk
Date: 1 March 2022

Development Management
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BDP
16 Brewhouse Yard
Islington
LONDON
EC1V 4LJ

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
42 Bedford Square
London
WC1B 3HX

DECISION

Proposal:

External roof plant re-configuration, replacement of plant and routing services on the roof, proposed combined door entry & CCTV to Main House front entrances and proposed lowering of satellite dish.

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(32)AD006_MH; (15)AS140_MH rev F; (15)AS138_MH rev G; (15)AS136_MH rev F;
(15)AS135_MH rev F; (15)AP127_MH rev E; (15)AP122_MH rev F; (15)AP121_MH rev F.

The Council has considered your application and decided to grant 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:

Site Plan; Location Plan; Design and Access Statement by BDP dated March 2021; Noise Impact Assessment Ref: EC17419-20 Version 1 by EEC Ltd.; (32)AD007_MH; (32)AD006_MH; (15)AS140_MH rev F; (15)AS138_MH rev G; (15)AS136_MH rev F; (15)AS135_MH rev F; (15)AP127_MH rev E; (15)AP122_MH rev F; (15)AP121_MH rev F.

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 The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer