

Application ref: 2022/1582/P
Contact: Nathaniel Young
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Date: 12 August 2022

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

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**33 Bedford Row
London
Camden
WC1R 4JH**

Proposal:

Installation of plant equipment at first floor rear roof and associated internal works.
Drawing Nos: 3-100, 3-101B, 3-200A, 3-201C, 3-300A, 3-301C, M3/G/PNL 220-01-20

Supporting: Planning statement Ref: 2125-MEB-XX-XX-RP-A-3-900 Rev D, PKA-M R32 Wall Mounted System specification document, advanced air external louvres 1600 series specification document, Vent Axia ACM 100-200 specification document, Puma products direct driven AHU specification document, Plant noise assessment Ref: 11526.RP01,PNA.0 dated 09.03.2022

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:

3-100, 3-101B, 3-200A, 3-201C, 3-300A, 3-301C, M3/G/PNL 220-01-20

Supporting: Planning statement Ref: 2125-MEB-XX-XX-RP-A-3-900 Rev D, PKA-M R32 Wall Mounted System specification document, advanced air external louvres 1600 series specification document, Vent Axia ACM 100-200 specification document, Puma products direct driven AHU specification document, Plant noise assessment Ref: 11526.RP01,PNA.0 dated 09.03.2022

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

- 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 with specified noise mitigation hereby approved shall be lower than the typical 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 all machinery operating together at maximum capacity and thereafter be permanently retained.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed air conditioning and ventilation plant would be positioned on the first floor rear flat roof. The proposal entails the replacement of the existing heat rejection unit with a new energy efficient unit and installation of an AHU to serve the WC's and kitchen. The plant would sit on spreader feet to protect the mastic asphalt roof covering.

The proposal has no material change on the fabric of the building as existing routes will be reused for the required pipework/ductwork. The extant plant does not better reveal or enhance the significance of the heritage asset, nor does it positively contribute to the character and appearance of the conservation area. The proposed scheme is in a broadly equivalent location and is less in mass than the existing plant. Given the nature of the site and the location of the plant the public visibility of the plant would be minimal to nil, i.e. the same condition as presently exists.

The recent sale of the 34 Bedford Row property, which was in the same ownership of 33 Bedford Row, necessitates the separation of the mechanical ventilation equipment which is currently linked and serves both properties at basement level. While Camden's climate policies are not generally in favour of retrofitting active cooling it is noted that the building is in commercial use, and is already served by active cooling, i.e. the proposals are for reprovision of an extant condition. The new replacement units would result in a more energy efficient outcome when compared to retaining the existing units, and as such, it is considered acceptable in this specific instance.

The proposals preserve the contribution which the building makes to the character and appearance of the conservation area. The proposed works do not better reveal or enhance the significance of the listed building, but they do not cause additional harm when compared to the extant condition.

Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and BS 4142:2014.

The plant noise levels have been adequately predicted as being below the existing background noise level at the at the identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building. It is proposed to enclose the condenser unit with an acoustic enclosure (detailed in the Plant Noise Assessment). This would ensure that noise from the proposed plant installations is within the target criteria. The plant should also be fitted with suitable vibration isolators, to prevent additional noise be caused through vibration. A planning condition is attached accordingly.

Based on the results of the submitted noise assessment, noise limits for the new plant have been adequately calculated. The calculations show that the noise criteria of the proposed plant strategy will meet the Local Authority criteria during the operating period with specified mitigation as specified and should not have an adverse impact on the nearest sensitive receivers.

- 2 No objections were received following statutory consultation. Three neutral

comments were received requesting that appropriate noise mitigation measures are taken, this has been secured by way of conditions. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, and of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with Policies D1, D2, A1, A4, CC1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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.

- 5 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).

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

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer