

Application ref: 2023/0451/L
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Aster Interiors Limited
335 City Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**7 Bedford Square
London
Camden
WC1B 3RA**

Proposal:

Internal works to basement

Drawing Nos: LG001 (exist services), video conferencing, partitioning rev 01, power and data rev 01, design & access statement/heritage statement, toilet facilities, ceiling, strip-out low level, decorations, existing layout, strip-out high level, fire detection, fire exit escape routes, flooring, lighting, power data furniture, power and data

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:

LG001 (exist services), video conferencing, partitioning rev 01, power and data rev 01, design & access statement/heritage statement, toilet facilities, ceiling, strip-out low level, decorations, existing layout, strip-out high level, fire detection, fire exit escape routes, flooring, lighting, power data furniture, power and data

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 is the basement of a grade-I-listed 19th-century townhouse in use as a college.

Part of the spine wall has been removed and a grid-mounted drop ceiling installed. Electrical risers and peripheral trunking are present. The floor is solid.

The applicant wishes to replace the drop ceiling with plasterboard at the same position and renew services above. A proposal to enlarge the chimney breast to provide a riser has been modified to produce an inset legible intervention. The peripheral trunking will be replaced with floor boxes, the wiring being chased into the floor. It is proposed to hang a folding wall to create an occasional video suite. A wall-mounted cooling unit is proposed within this suite.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer