

Application ref: 2023/0450/P
Contact: Fast Track GG
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Email: Planning@Camden.gov.uk
Date: 8 May 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Mr E Tsavellas
6 Duke Street St James'
London
SW1Y 6BN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4-6 Bedford Place
London
WC1B 5JD

Proposal:
Replacement and repair of windows on front and rear elevations.

Drawing Nos: 001 Rev C01; 005 Rev C01; 070 Rev C02; 071 Rev C01; 090 Rev C02; 091 Rev C01; 170 Rev C02; 171 Rev C01; 401 Rev C02; 402; 403 Rev C02; 404 Rev C02; 405 Rev C02; 406 Rev C02; 407 Rev C02; 408 Rev C02; 409 Rev C01; Design and Access Statement received on 1st February 2023; Heritage Statement dated January 2023.

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: 001 Rev C01; 005 Rev C01; 070 Rev C02; 071 Rev C01; 090 Rev C02; 091 Rev C01; 170 Rev C02; 171 Rev C01; 401 Rev C02; 402; 403 Rev C02; 404 Rev C02; 405 Rev C02; 406 Rev C02; 407 Rev C02; 408 Rev C02; 409 Rev C01; Design and Access Statement received on 1st February 2023; Heritage Statement dated January 2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The site comprises 3 early C19th terraced houses all listed at Grade II and laterally connected in the C20th for hotel/boarding house use. The site is within the Bloomsbury Conservation Area to which it makes a positive contribution. The significance of the site includes its architectural design and materials, planform, evidential value as early C19th terraced houses and its positive townscape contribution.

The proposal seeks to replace windows at lower ground, ground, first and second floor. The windows being replaced are in poor condition, due to rot, and have reached the end of their lifespan. None of them are original. The frames, architraves and all internal features would not be replaced. Instead, they would be restored as per the Listed Building Certificate of Lawfulness Ref: 2022/2848/L granted on 04 August 2022.

The changes are nearly all like for like, except for a small number of windows where an un-historic glazing pattern is being replaced with the original Georgian pattern. All replacement windows would be single glazed sashes, handmade in London from sustainably sourced softwood. The proposed works do not involve the loss of historic fabric, do not involve alteration to the design and appearance of the listed building and do not harmfully affect the significance of the listed building or the character and appearance of the Bloomsbury Conservation Area which remains preserved. The works would therefore be considered acceptable.

Given the modest nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

The site's planning history have been taken into account when making this decision. No objections have been received prior to 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.66 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 A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer