

Application ref: 2023/1095/L  
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Date: 8 May 2023

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

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 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: 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: 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 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. The works would therefore be 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.16 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 policy 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 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