

Application ref: 2023/1168/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**16 Bedford Square
London
Camden
WC1B 3JA**

Proposal:

Replacement of 4 no. third floor painted timber sash windows situated within the dormers to the front elevation with new sash windows to match existing.

Drawing Nos: 15 & 16 BEDFORD SQUARE EXISTING - SITE LOCATION PLAN;
Design & Access Statement; Heritage Statement; 15 & 16 BEDFORD SQUARE
Existing & Demolition Elevation; 15 & 16 BEDFORD SQUARE Proposed Elevations.

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:

15 & 16 BEDFORD SQUARE EXISTING - SITE LOCATION PLAN; Design & Access Statement; Heritage Statement; 15 & 16 BEDFORD SQUARE Existing & Demolition Elevation; 15 & 16 BEDFORD SQUARE Proposed Elevations.

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 listed building consent:

16 Bedford Square is one of a symmetrical terrace of 16 houses forming the north-west side of Bedford Square. Built 1776-1781 as part of a speculative development of large townhouses, the property is Grade I listed.

Bedford Square with its surviving formal symmetry is a significant and complete example of eighteenth-century of London urban planning.

No.16 is currently home to the Paul Mellon Centre for Studies in British Art, an educational institute devoted to research into the history of British Art and has been since 1996.

The proposal is to remove the existing four sash windows at third floor level and replace with new like-for-like timber sash windows. The existing windows are showing significant decay resulting in water ingress which is harming the heritage asset. The replacement windows will conserve and enhance the character and appearance of the building.

The proposed works are considered to not to harm the architectural significance of the listed building and are supported.

The application has been advertised in the press and by means of a site notice. Historic England issued a letter of authorisation for the case, which was stamped by the NPCU.

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 2021 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

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

Daniel Pope
Chief Planning Officer