

BUILT HERITAGE STATEMENT

Grange Hotel, 31-32 Bedford Place, London, WC1B 5JH

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June 2023

BUILT HERITAGE STATEMENT

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EXECUTIVE SUMMARY

This Built Heritage Statement has been researched and prepared by RPS, on behalf of Global Grange Ltd, with respect to the repair and reinstatement of the balcony at the Grange Hotel, 31-32 Bedford Place, London, WC1B 5JH (the Site).

The Site is a terraced townhouse which is listed at Grade II as part of 'Numbers 21-40 and attached railings' (NHLE: 1244593), which comprises the western side of Bedford Place. The eastern side of Bedford Place is also listed as 'Numbers 1-20 and attached railings' (NHLE: 1244591). The Site also lies within the Bloomsbury Conservation Area.

The proposals concern the balcony to the front of the property, which was found to be structurally unsafe and so was removed to prevent the potential collapse of the balcony. As such, Listed Building Consent is sought retrospectively for the removal of the balcony, and for the reinstatement of the balcony.

The proposals comprise the sensitive reinstatement of the balcony, with a mix of original and new fabric, to affect a repair in keeping with the surrounding balconies. While there is a loss of original fabric, this fabric has failed and is no longer capable of its original use. Therefore, the proposals will preserve the significance of the listed building, the setting of 1-20 Bedford Place, and the character and appearance of the Conservation Area.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS, on behalf of Global Grange Ltd, with respect to the repair and reinstatement of the balcony at the Grange Hotel, 31-32 Bedford Place, London, WC1B 5JH (the Site).
- 1.2 The Site is a terraced townhouse which is listed at Grade II as part of 'Numbers 21-40 and attached railings' (NHLE: 1244593), which comprises the western side of Bedford Place. The eastern side of Bedford Place is also listed as 'Numbers 1-20 and attached railings' (NHLE: 1244591). The Site also lies within the Bloomsbury Conservation Area.
- 1.3
- 1.4 The proposals concern the balcony to the front of the property, which was found to be structurally unsafe and so was removed to prevent the potential collapse of the balcony. As such, Listed Building Consent is sought retrospectively for the removal of the balcony in February 2023, and for proposed works relating to the reinstatement of the balcony.
- 1.5 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy, including NPPF paragraph 194. In addition, relevant Historic England guidance notably Managing Significance in Decision-Taking in the Historic Environment and The Setting of Heritage Assets has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.6 The findings of this report are based on the known conditions at the time of writing.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 Section 9(3) allows for urgent works to be undertaken to a listed building without the need for listed building consent, provided they are necessary in the interests of health and safety of the preservation of the building.
- 2.8 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.9 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.10 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.

- 2.11 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'*.
- 2.12 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.13 Under *'Considering potential impacts'* paragraph 199 states that *'great weight'* should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.14 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.15 Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.21 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.22 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.23 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.24 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way

in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

- 2.25 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.26 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.27 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.28 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.29 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.30 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.31 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

The London Plan 2021

- 2.32 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20–25 years and the Mayor's vision for Good Growth.

2.33 Chapter 7 of the London Plan, Heritage and Culture, contains policies for the protection of the historic environment. Policy HC1 Heritage conservation and growth states:

2.34 [...] (C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. [...]

Camden Local Plan

2.35 The Local Plan was adopted on 3 July 2017 and is the basis for planning decisions and future development in the borough. Chapter 7 Design and Heritage contains the following policies that are relevant to the proposals.

2.36 Policy D1 Design: The Council will seek to secure high quality design in development. The Council will require that development:

a) respects local context and character;

b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;

d) is of sustainable and durable construction and adaptable to different activities and land uses;

e) comprises details and materials that are of high quality and complement the local character; [...]

2.37 Policy D2: Heritage states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

2.38 The Bloomsbury Conservation Area Appraisal and Management Strategy is concerned with the preservation and enhancement of the character and appearance of the conservation area, and is a material consideration in the determination of planning applications.

2.39 Section 3 'Maintaining Character' outlines the general approach to maintaining the special interest of the Bloomsbury Conservation Area, and includes:

2.40 applications for development will be determined having regard to the special interest of the Conservation Area and the specialist advice of conservation officers; (Paragraph 3)

2.41 in undertaking its development control function the Council will ensure that that the historic details which are an essential part of the special architectural character of Bloomsbury Conservation Area are preserved, repaired and reinstated where appropriate; (Paragraph 6)

2.42 In Section 5 'Management of Change', under 'Maintenance and Repair of Listed Buildings,' the Appraisal says:

2.43 Owners will be encouraged to keep listed buildings occupied and in an appropriate use. [...]. (Paragraph 5.18)

2.44 In all cases the Council will expect original architectural features and detailing to be retained, repaired, protected, or refurbished in the appropriate manner [...] (Paragraph 5.33).

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The Site is located on the west side of Bedford Place. The front boundary is the Bedford Place pavement, the basement vaults extending as far as the roadway. The Site is bound to the rear by private gardens. The property consists of two adjoining terraced houses of four storeys with basement.

Historic Development

- 3.2 The fourth Earl of Southampton began the development of Bloomsbury Square and Great Russell Street in the 1660s. On the death of his daughter and heiress, Rachel, in 1723, Bloomsbury — the area now enclosed by Euston Road to the north, Woburn Place / Southampton Row to the east, New Oxford Street to the south and Tottenham Court Road to the west — became part of the Bedford Estate.
- 3.3 From about 1800 the fifth Duke of Bedford instigated a more intensive phase of development under the supervision of his surveyor and architect James Burton (1761–1837), *'the most successful developer in late Georgian London, responsible for some of its most characteristic architecture'*. (Bowdler, 2004).
- 3.4 In 1800 Burton ordered the demolition of the old Southampton House, clearing the site of the mansion and its extensive garden ready for redevelopment. Within four years he had laid out Russell Square as the largest and 'most handsome' square in London (Hobhouse, 1971), commissioned Humphry Repton (1752–1818) to design the garden at its centre, and completed the houses on all four sides. Horwood's map shows Russell Square fully enclosed, and Bedford Place to the south.
- 3.5 Bedford Place — at first also sometimes referred to as Lower Bedford Place — was built from about 1815 on the site of Bedford House. It connected Russell Square to the earlier Bloomsbury Square. The Bedford Estate imposed high standards on developers in order to attract well-to-do residents, and the houses of Bedford Place are *'characteristic of the style of the Duke of Bedford's new developments of this time by his builder James Burton; absolutely plain, decently proportioned, with stuccoed ground floors'*. (Cherry & Pevsner 2002; 326).
- 3.6 As early as the 1850s, however, many of the larger houses in Bloomsbury were being converted into hotels and boarding houses, and despite attempts by the Estate to prevent it, this trend continued into the twentieth century. 'Pevsner' notes that *'In the early C20 [Bloomsbury] fell into gentle decline, and the name became the term for the set of intellectuals and artists who lived cheaply here in those short years around the First World War'*. (Cherry & Pevsner 2002; 320–1)

Assessment of Heritage Assets

Numbers 1-20 and attached railings (NHLE: 1244591) and Numbers 21-40 and attached railings (NHLE: 1244593)

- 3.7 The listed buildings are assessed together as they form the two identical sides of Bedford Place.
- 3.8 The terraces are symmetrical, each of 20 houses, forming the east and west sides of Bedford Place. The terraces were constructed in 1815 by James Burton. They are constructed of multi-coloured stock brick with rusticated stucco ground floors and a stucco 3rd floor sill band.
- 3.9 The terraces are four storeys in height plus basements. Each property is of three bays. The end properties (Nos 1-3, 18-20, 21-23 and 38-40) and central bays (Nos 8-12 and 29-32) project slightly forward. The properties feature wide segmental-arched doorways with some patterned fanlights, sidelights and double half-glazed doors.

- 3.10 There are gauged brick flat arches (painted red) to the window openings, some of which retain their original sash windows, but others where the windows have been replaced with 1/1 sashes or casements. At first floor level, continuous cast-iron balconies run along the terrace. No.11 is unusual in that it features an arched trellis balcony with a tented canopy.
- 3.11 Many of the properties are now in use as hotels, including Nos. 24-27, 31-32, 34-37 and 39-40.
- 3.12 The significance of the buildings lie in their architectural cohesion as a part of the Bedford Estate, and their historical interest demonstrating the redevelopment of Bloomsbury in the 19th century.

Setting

- 3.13 The setting of the buildings is principally derived by the presence of the opposite terrace, creating a strong sense of cohesion in this estate development and thereby making a positive contribution to the significance of the listed buildings.



Figure 1 - 1-20 Bedford Place.

Bloomsbury Conservation Area

- 3.14 Bloomsbury is noted for its formally planned arrangement of streets and the contrasting leafy squares. The urban morphology comprises a grid pattern of streets generally aligned running north-west to south-east and south-west to north-east, with subtle variations in the orientation of the grid pattern. The quintessential character of the conservation area derives from the grid of streets enclosed by mainly three and four storey development which has a distinctly urban character of broad streets interspersed by formal squares which provide landscape dominated focal points.
- 3.15 The townhouses arranged in terraces is the predominant form across the area, reflecting the speculative, (mainly) residential development of the Stuart, Georgian, Regency and early Victorian periods. This gives a distinctive, repeated grain to large parts of the area.
- 3.16 Overall, the area's hierarchy of main arterial routes, grids of streets, rear mews spaces and narrow lanes creates a noticeable transition in the sense of enclosure moving around the conservation area. This dynamic spatial character emphasises the difference in the scale of the component streets and spaces, making each component element and the difference between them notable.

Significance and contribution of Site to Significance

- 3.17 Therefore, the significance of the conservation area is derived from its formally planned arrangement of streets and public squares, with terraces of townhouses comprising the predominant typology of the area. The Site forms part of one such terrace and as such, makes a positive contribution towards the character and appearance of the conservation area.



Figure 2 - 21-40 Bedford Place, showing the balconies at first floor.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 The balcony at the first floor of Nos. 31-32 Bedford Place was found to be structurally unsound in that it had moved out from the wall and was being held in place only by the railings. Therefore, the balcony was carefully removed to prevent its collapse.
- 4.2 The reason the balcony had moved away from the elevation was because the elevation is formed from two separate brick leaves which were not bonded together. As part of the repair, these two leaves have been tied together.
- 4.3 The original intention was therefore to repair the balcony by removing it, strengthening and rebuilding the wall, and re-bedding the balcony. Upon removing the stone slabs, however, it was found to be broken beyond the state of repair, as advised by the stone masons PAYE, and therefore needs to be replaced.



Figure 3 - the extent of damage to the stone slabs.

- 4.4 The proposal is to replicate all the original build details, but use a cast Portland stone material rather than a natural stone. The reason for this is the difficulty to procure and fabricate natural stone matching the original. The cast stone option also allows the slab to be reinforced, so the slab will be stronger and last longer than the original stone. Appearance wise, it will look like natural stone.

Assessment of Impact

- 4.5 As discussed at 4.1-2, the removal of the balcony was necessary for health and safety reasons and was undertaken under the provisions of S.9(3) of the Planning (Listed Buildings & Conservation Areas) Act 1990, as the works were urgently necessary in the interests safety and were the minimum necessary.
- 4.6 While it was originally intended to affect a repair using the original material, this has been found to be unachievable due to the extent of damage to the original stone. This, combined with the difficulty of sourcing the size and grade of natural stone needed as a like-for-like replacement, has resulted in the proposal for repair using a cast stone product.
- 4.7 The cast stone replacement will have the appearance of natural stone, but with the added advantage that strengthening can be added to the slabs to ensure structural issues do not reoccur. The existing

balconies are all painted, both the under and topside. As such, it is not possible to discern the material that the balconies are made from by visual inspection alone, thus the cast replacement is considered acceptable. The proposed repair will also allow the balcony to be reinstated on its original brackets, rather than introducing additional supports, as has been done elsewhere in Bedford Place. The original railings have been retained and will be reinstated.

- 4.8 As such, the proposals comprise the sensitive reinstatement of the balcony, with a mix of original and new fabric, to affect a repair in keeping with the surrounding balconies. While there is a loss of original fabric, this fabric has failed and is no longer capable of its original use. Therefore, the proposals will preserve the significance of the listed building, the setting of 1-20 Bedford Place, and the character and appearance of the Conservation Area.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed repair and reinstatement of the balcony at the first floor of 31 Bedford Place. The application is part-retrospective, with the removal of part of the balcony having been undertaken because it was urgently necessary for health and safety reasons.
- 5.2 This Built Heritage Statement meets the requirements of NPPF Paragraph 194 and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.
- 5.3 The proposals comprise the sensitive reinstatement of the balcony, with a mix of original and new fabric, to affect a repair in keeping with the surrounding balconies. While there is a loss of original fabric, this fabric has failed and is no longer capable of its original use. Therefore, the proposals will preserve the significance of the listed building, the setting of 1-20 Bedford Place, and the character and appearance of the Conservation Area.



APPENDICIES

Appendix A

List Description

NUMBERS 1-20 AND ATTACHED RAILINGS

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1244591**

Date first listed: **28-Feb-1969**

Date of most recent amendment: **11-Jan-1999**

List Entry Name: **NUMBERS 1-20 AND ATTACHED RAILINGS**

Statutory Address 1: **NUMBERS 1-20 AND ATTACHED RAILINGS, 1-20, BEDFORD PLACE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **NUMBERS 1-20 AND ATTACHED RAILINGS, 1-20, BEDFORD PLACE**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**

District: **Camden (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 30249 81820**

Details

CAMDEN

TQ3081NW BEDFORD PLACE 798-1/100/63 (East side) 28/02/69 Nos.1-20 (Consecutive) and attached railings (Formerly Listed as: BEDFORD PLACE Nos.1-20 AND 21-40 (Consecutive))

GV II

Symmetrical terrace of 20 houses forming the east side of Bedford Place. c1815. By James Burton. Multi-coloured stock brick with rusticated stucco ground floors. Stucco 3rd floor sill band. 4 storeys and basements. 3 windows each. Slightly projecting end bays (Nos 1-3 and 18-20) and central bays (Nos 8-12). Wide segmental-arched doorways with some patterned fanlights, sidelights and double half-glazed doors. Gauged brick flat arches (painted red) to recessed sash windows, some with original glazing bars. Continuous cast-iron balconies at 1st floor level, No.11 with arched trellis balcony with tented canopy. Parapets. INTERIORS not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas, some houses with area overthrows.

Listing NGR: TQ3024981820

Legacy

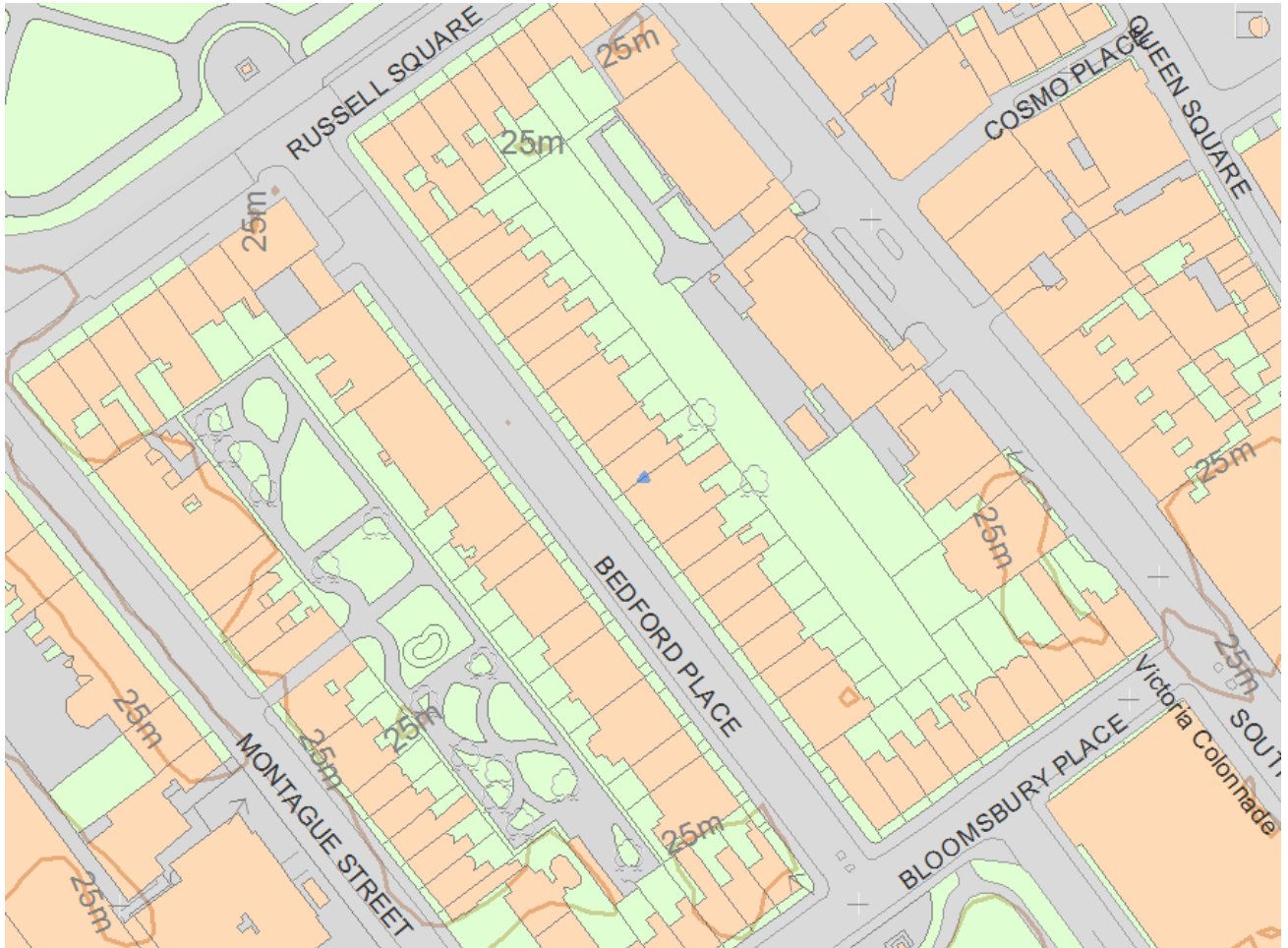
The contents of this record have been generated from a legacy data system.

Legacy System number: **476645**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 07-Jun-2023 at 16:41:14.

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End of official list entry

← Previous - [Overview](#)

NUMBERS 21-40 AND ATTACHED RAILINGS

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1244593**

Date first listed: **28-Feb-1969**

Date of most recent amendment: **11-Jan-1999**

List Entry Name: **NUMBERS 21-40 AND ATTACHED RAILINGS**

Statutory Address 1: **NUMBERS 21-40 AND ATTACHED RAILINGS, 21-40, BEDFORD PLACE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **NUMBERS 21-40 AND ATTACHED RAILINGS, 21-40, BEDFORD PLACE**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**

District: **Camden (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 30220 81798**

Details

CAMDEN

TQ3081NW BEDFORD PLACE 798-1/100/64 (West side) 28/02/69 Nos.21-40 (Consecutive) and attached railings (Formerly Listed as: BEDFORD PLACE Nos.1-20 AND 21-40 (Consecutive))

GV II

Symmetrical terrace of 20 houses forming the west side of Bedford Place. c1815. By James Burton. Multi-coloured stock brick with rusticated stucco ground floors. Stucco 3rd floor sill band. 4 storeys and basements. 3 windows each. Slightly projecting end bays (Nos 21-23 & 38-40) and central bays (Nos 29-32). Wide double half-glazed doors. No.27 with window in place of doorway. Gauged brick flat arches (painted red) to recessed sashes, some with original glazing bars. Continuous cast-iron balconies at 1st floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas, some houses with area overthrows.

Listing NGR: TQ3026081745

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **476647**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 07-Jun-2023 at 15:56:03.

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End of official list entry

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