

Application ref: 2023/2556/L  
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Date: 10 October 2023

**Development Management**  
Regeneration and Planning  
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RPS Group  
20 Farringdon Street  
London  
EC4A 4AB

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**31-32**

**Bedford Place**

**London**

**Camden**

**WC1B 5JH**

Proposal:

Reinstatement of failed first floor balcony to front of building.

Drawing Nos: Location plan (unnumbered, dated 20-Jun-2023); 0320/007;  
26658/SK01; 26658/SK03; BUILT HERITAGE STATEMENT (JCH01933 V1 June  
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:

Location plan (unnumbered, dated 20-Jun-2023); 0320/007; 26658/SK01; 26658/SK03; BUILT HERITAGE STATEMENT (JCH01933 V1 June 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.

- 4 The reinstated cast stone balcony shall be painted to match the colour of the existing stucco on the ground floor of the building.

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:

The application building is a pair of Georgian town houses dating from circa 1815 by James Burton. They are four storeys in height, sitting above a basement level. Ground and basement levels are finished in stucco with a small projecting balcony at first floor level. The upper floors are faced in stock brick.

Like many other buildings in the area, they have been converted from their original residential use to a hotel.

The buildings are listed at grade II with the rest of the terrace from 21-40 Bedford Place. The buildings are of both architectural and historic interest, as examples of planned urban development from the nineteenth century and for their group value as a uniform terrace, where each building contributes to the wider composition.

The balcony at the first floor of 32 Bedford Place was found to be structurally unsound and had moved out from the wall, being held in place only by the railings. In order to prevent its collapse it was removed, however when this happened the stone was found to be broken beyond repair and therefore needs to be replaced.

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.

It will be replaced to match the existing and using the salvaged original railings. The balcony itself will be rebuilt in cast stone rather than natural stone. Visually the two are almost identical and when painted will appear no different from the original. Using cast stone also allows the benefit that it can be reinforced and will be more durable. On this type of building it is not uncommon for the balconies to fail or be unsafe so this would remedy a common defect, associated with this type of building, from recurring.

The proposed works will preserve the special interest of the listed building.

The application was advertised by means of a site notice, press notice and Bloomsbury CAAC was notified. The only response was from Bloomsbury CAAC making no comment on the application.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.
- 3 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](http://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.

- 4 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.

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