

Application ref: 2023/3834/L
Contact: Fast Track TY
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Date: 20 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Johanna Molineus Architects
22 Great Chapel Street
London
W1F 8FR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**19 Bedford Square
London
WC1B 3HH**

Proposal:

Alterations in connection with the replacement of 2 metal framed, glazed roof lanterns on rear coach house roof with 2 metal framed slimline, double-glazed roof lanterns.

Drawing Nos: (314.19-)001 rev P1, 002 rev P1, 103 rev P2, 162 rev P2, 163 rev P2, 203 rev P3, 262 rev P2, 263 rev P2, 162 rev P2, 270 rev P1; Design and Access & Heritage statements (with photographic survey) from Johanna Molineus Architects dated July 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:

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 Reason for granting listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the Grade I listed building and its features of special architectural or historic interest.

It is firstly noted that the existing two lantern lights on the rear coach house roof which are proposed to be replaced appear to have been added in the latter half of the twentieth century and are non-original in heritage terms. As such, their replacement would not result in the loss of any original or historic fabric of the listed building.

The existing lantern lights are also noted as being in poor condition and are not considered to be suitable for repair. As such, both would be replaced by two slimline, double-glazed roof lantern lights of similar design in terms of both their size and general form. The proposed replacements would have less framing, but they would still read as subservient modern additions to the buildings and would only be visible at a distance from the upper floors of nearby properties.

Compared with the existing, therefore, there would be no change visually, or in historic value to the Grade I listed building or surrounding area as a result of the proposed alterations.

Overall, therefore, the proposals would not introduce any harm to the special architectural and historic interest of the Grade I listed building, the setting of neighbouring listed buildings on the north side of Bedford Square, nor the character and appearance of the Bloomsbury Conservation Area. As such, the proposals are acceptable

The site's planning and appeal history has been taken into account when coming to this decision. No consultation responses have been received following statutory consultation.

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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017, 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.
- 3 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).
- 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.
- 5 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer