

Application ref: 2023/3774/L
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Date: 1 December 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Built Works Ltd
3-5 Bleeding Heart Yard
London
EC1N 8SJ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
38 Bedford Square
London
Camden
WC1B 3EL

Proposal:

Installation of toilet on ground floor.

Drawing Nos: BW125 - BW - ## - 00 - DR E0001; BW125 - BW - ## - 00 - DR E0010
Rev A; BW125 - BW - ## - 00 - DR 0301 Rev A; BW125 - BW - ## - 00 - DR 4001;
BW125 - BW - ## - 00 - DR 4002; 011;

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:

BW125 - BW - ## - 00 - DR E0001; BW125 - BW - ## - 00 - DR E0010 Rev A;
BW125 - BW - ## - 00 - DR 0301 Rev A; BW125 - BW - ## - 00 - DR 4001;
BW125 - BW - ## - 00 - DR 4002; 011;

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:

The application building is a grade I listed building located in Bloomsbury Conservation Area. Bedford Square is a grand set piece built in 1776-81, probably designed by either Thomas Leverton or Robert Palmer, for the Bedford Estate. The square is acknowledged in the list description as forming a most important and complete example of eighteenth century town planning. All four sides of the square are largely identical three storey town houses with basements and attic storeys.

The special interest of the building is partly derived from the front facades and the wider composition of Bedford Square. However, the internal plan form and features are also of interest, even though this building has been significantly altered.

The proposed works are for the installation of a small toilet in the ground floor hall. The changes take place in an already altered area where the original staircase to the basement has been removed and new partitions have been installed. The toilet and sink only impact on a modern space and therefore do not harm the more historic main entrance hallway.

On the rear elevation it is not uncommon to see metal pipework so such a feature would not be out of place. No historic fabric is affected as the brickwork is modern.

The proposed works will preserve the special interest of the listed building and therefore it is recommended that consent is granted.

Bloomsbury CAAC was consulted but no response was received from them. Historic England was also consulted and authorised the local authority to determine the application as is seen fit.

A site notice and press notice were published but no responses were received as a result of these.

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 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.
- 4 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:

Yours faithfully

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

Daniel Pope
Chief Planning Officer