

Application ref: 2021/0043/L
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Date: 5 January 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
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Martin ORourke
3 Chesterton Hall
Chesterton Road
Cambridge
CB4 1BH
UK

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
53 Bedford Square
London
WC1B 3DP

Proposal:
Installation of security fish eye cameras and motion-activity security in basement area only.

Drawing Nos: Location Plan; DAS and Heritage Statement_53 Bedford Square
Security Lights Cameras Appraisal_Rev4; Proposed Camera and Lights Basement
Locations

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; DAS and Heritage Statement_53 Bedford Square Security Lights Cameras Appraisal_Rev4; Proposed Camera and Lights Basement Locations

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 The application building at 53 Bedford Square is Grade I on the National Heritage List for England (No. 1244553) and located in the Bloomsbury Conservation Area. The Listed terrace of 15 properties form the south side of Bedford Square and the subject site is the end terrace house on the prominent southeast corner of the Square that returns to Bloomsbury Street with an attached rear mews property facing Bedford Avenue. The terrace is of stock brick construction with stucco basement levels and features arched recessed front entrances with mask keystones details. The properties Bloomsbury Street side elevation, with secondary entrance, has blind windows and the surrounding lightwell is bounded by cast-iron railings with urn finials.

The proposal has been revised during the course of the application to omit cameras located at ground floor level on the primary front and side elevations of the dwelling. As revised, four security cameras and five motion-activated spotlights would be located only at basement level, with the cameras positioned beneath the arched lightwell bridging soffits and lights on the external walls. Visibility of the proposed cameras and lights would therefore be limited from the street and the surface mounted security equipment will pose minimal impact to historic fabric.

The revised location and attachment of the proposed security equipment is therefore considered not detract from or pose substantial harm to the significance of the Grade I Listed building or the character and appearance of Bloomsbury Conservation Area.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England were consulted and have issued a letter of flexible authority endorsed by the Secretary of State dated 25 July 2023.

- 2 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 2016 and the National Planning Policy Framework.

- 3 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.
- 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer