

Ref: TL/BH/LLL/001

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Via the “Planning Portal”

Dear Sirs,

**Bevan House, Boswell Street, London WC1N 3BT**

**Re: application for full planning permission to render the southern elevation of Bevan House**

Site/location

1. Bevan House is located on Boswell Street (previously called Devonshire Street) which connects Queen Square to Theobalds Road. It sits within the Bloomsbury Conservation Area (specifically sub-area 11) and is considered by the local authority to be a building which makes a positive contribution to the Conservation Area but is not listed.
2. We have enclosed a site plan for Bevan House together with location plans at scales of 1:2,500, 1:1,250 and 1:500.

The building

3. Bevan House comprises 33 self-contained flats let on long leases over seven floors (basement, ground and first - fifth) and was built in the 1930/40s.
4. The building is largely constructed of brick with a slate-tiled mansard and felted flat roof.
5. The southern elevation of the building, being the elevation which is the main subject of this application, is also constructed of brick but features exposed steel beams (see pictures). It is thought that these beams once supported the floors of an adjoining building which was destroyed during World War Two.
6. At some point after the adjoining building was destroyed, the southern elevation was rendered with an off-white render.

### The problem

7. Some of the flats within Bevan House which adjoin the southern elevation have obvious signs of damp which has led to mould growth. It is not known exactly how water is making its way into the flats, but it is thought that the render has failed in various places and water is pooling on top of or around the steel beams eventually making its way into the flats beyond. Furthermore, as is evident from orange/brown discolouration on the render, the steel beams are rusting.

### The solution / planning proposal

8. Our client proposes to install an external wall insulation system with a lightly textured, neutrally coloured, rendered finish. The system will be designed in such a way that it envelopes and waterproofs the entirety of the southern elevation (thereby addressing the problems described above) leaving a flush, vertical finish.
9. Our client considers that the above external wall system will constitute a material change to the external appearance of the building and as such seeks Camden Council's permission to carry it out.

### Planning policy

10. Applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise<sup>1</sup>.
11. For the purposes of this application, the Development Plan for the London Borough of Camden comprises the *London Plan 2016*, the *Local Plan 2017* and Camden's planning guidance notes. However, this application is relatively minor in nature and hopefully uncontroversial, and as such only planning guidance document *Design 2021* is considered.
12. The "key messages" of *Design 2021* are that any planning proposal should, amongst others, consider:
  - The context of a development and its surrounding area
  - The design of the building itself
  - The use and function of buildings
  - Using good quality sustainable materials

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<sup>1</sup> Section 38(6) *Planning and Compulsory Purchase Act 2004* and section 70(2) *Town and Country Planning Act 1990*

- Creating well connected public spaces and good quality public realm
- Opportunities for promoting health and well-being
- Opportunities for improving the character and quality of an area

13. It is submitted that the planning proposal described above meets these criteria in that the proposed external wall insulation system will address the maintenance problem we have identified above on a long-term basis, considerably improve the energy performance and comfort of the flats which adjoin it and enhance the appearance of the southern elevation by presenting a neat, uniform finish.

Design and access statement

14. We understand that no design and access statement is required for an application of this nature.

Planning history

Application ref.	Description:
PP-12665272	<i>“New flat entrance doors and flat D bay window”</i> . Status: awaiting validation
2021/2345/P	<i>“Renewal of 27 windows to the main facade and the rear of the building”</i> . Status: approved.
2016/1542/P	<i>“Replacement of aluminium casement windows with aluminium double glazed casement windows to front and rear elevations of residential flat”</i> . Status: approved.
PS9604253	<i>“Renewal of planning permission for the erection of a roof extension at fifth floor level to provide two flats, as shown on drawing number 67991/Rev a”</i> . Status: approved.
9200021	<i>“The erection of a roof extension at fifth floor level to provide two flats as shown on drawing number 67991 Rev a”</i> . Status: approved.
9100770	<i>“The erection of a roof extension at 5th floor level to provide a 3 bedroomed flat as shown on drawing number 67991”</i> . Status: approved.
8600064	<i>“Change of use and conversion of the basement from light industrial to residential use and associated works to the garden/amenity space of Bevan House as shown on drawing numbers 85/376/02D 03A 04 &amp; 05 revised by letter dated 17th March 1986”</i> . Status: refused.

15. If you require any further information, please let us know.

Yours faithfully,

Corker Clifford LLP

Encl.