

MADDOX PLANNING

LONDON & MANCHESTER
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Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London, WC1H 9JE
FAO David McKinstry

11 June 2024

4-6 Bedford Place London WC1B 5JD
Submission for the approval of details reserved by Condition 5 of Listed Building Consent
Ref. 2023/1398/L

Dear Sir/Madam,

Please find enclosed, on behalf of the Applicant Nebra Property 2022 Limited, an application for the approval of details reserved by condition 5 of listed building consent ref. 2023/1398/L at 4-6 Bedford Place London WC1B 5JD.

The application has been submitted electronically on the Planning Portal (reference: PP-13126868). Enclosed with this letter are the following documents:

- Completed and signed application form; and
- Discharge of Condition 5 document by Studio Moren.

Condition 5

Condition 5 of listed building consent ref. 2023/1398/L states:

Prior to the relevant part of the works, detailed drawings to demonstrate how all new partitions will be scribed around cornices, skirtings and dado rails shall be submitted to and approved in writing by the Council.

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.

A meeting on site was held with David McKinstry from Camden Council on 22 April 2024, who advised on the principle and methodology for how partitions should be scribed around cornices, skirtings and dado rails. The submitted documentation outlines two different methodologies required for removal in order to install the consented partitions. Both examples indicate that features will be carefully removed and, where it is necessary to do so, a small buffer zone of 100mm each side (shown on the drawings) will be made to allow space for the installation of new elements. This methodology will apply around all areas marked in red on the plans.

The documentation also sets out the methodology for the proposed flooring junction with historic skirting and shows where the internal riser positions need updating in order to avoid major structural disruption to the building. These details are consistent with those agreed in principle on the site visit on 22 April 2024.

The proposals ensure the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan, and the statutory duties under S66 of the LBCA 1990. Minimal fabric is being removed and where it is removed it is necessary for the implementation of the consented scheme. The methodologies will carefully protect retained fabric.

I trust this application is clear, however please do not hesitate to contact me should you wish to discuss any matter raised in this submission.

Yours faithfully,



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