

Application ref: 2024/1786/L
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Tsavellas
6 Duke Street St James
London
SW1Y 6BN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

4-6

Bedford Place

London

Camden

WC1B 5JD

Proposal:

Replacement of rear garden wall of No.5 Bedford Place

Drawing Nos: Location Plan; Emilios Tsavellas Letter; Matt Larkworthy Email;

Drawings numbered: 1890 A-050-000; 1890 A-100-000; 1890 A-100-121A;

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 in hand-demolished bricks reclaimed from the existing wall and any new bricks to match same, set in flush or slightly recessed lime mortar pointing (not weather stuck) of a bond to match the existing wall and to match the existing adjacent walls 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.

- 4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Site and Significance

4-6 Bedford Place is a Grade II listed property in the Bloomsbury Conservation Area forming part of the group listed 1-20 (evens) Bedford Place (List Entry: 1244591). Its significance includes its architectural design and materials, historic planform, evidential value as an early C19th terrace and its townscape value.

Proposed works

It is proposed to take down and rebuild a garden boundary wall (the land it bounds is all in the same ownership and occupancy due to lateral conversion of the subject property). The proposal would be to reuse as much of the brick as is salvageable and, where new replacement bricks are necessary, they would be chosen to match.

Impact of proposed works on significance

Consent has already been granted for the formation of an opening in the wall and the proposed taking down and rebuilding would incorporate the consented opening. The justification is that the wall is collapsing and a structural report has been submitted in support of that opinion.

The proposals are considered to preserve the significance of the listed building and its setting.

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.

- 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer