

# The Heritage Practice

10 Bloomsbury Way, London WC1A 2SL  
+44 (0)20 3871 2951  
www.theheritagepractice.com  
info@theheritagepractice.com

## COVERING LETTER & HERITAGE STATEMENT

Daren Zuk  
Senior Planner  
Regeneration and Planning  
London Borough of Camden  
Regeneration and Planning  
London Borough of Camden  
5 Pancras Square  
N1C 4AG

Dear Daren

### 21-23 Bedford Place, London, WC1B 5JJ

We write on behalf of the owners of the above property (hereafter referred to as "the applicant") to submit a Planning and Listed Building Consent application to the London Borough of Camden.

This application is submitted for structural alterations to 21-23 Bedford Place, London, WC1B 5JJ (hereby referred to as the 'the site').

25 October 2023

Planning portal  
Reference: PP-13515219

The proposed works are in conjunction with the recent listed building consent and planning permission approval dated 12 August 2024 ref: 2023/4954/L and 2023/4841/P.

### The Site

The site comprises a hotel (class C1) located on the west side of Bedford Place, close to the northern junction with Russell Square. The building comprises three former Georgian townhouses which are grade II listed. It forms part of the symmetrical terrace of 20 houses at nos. 1-20 and 21-40 Bedford Place, forming the west side of Bedford Place. The terrace was listed in 1969.

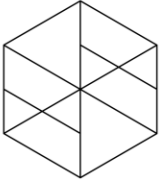
The site has been occupied as a hotel for over 100 years and has been laterally connected for at least the same period of time. The hotel was previously occupied by the Penn Club Hotel. Bedford Place, as well as Montagu Street to the west, contain many hotels a use which is long established in these streets due to their proximity to internally renowned visitor attractions such as the British Museum.

The site forms part of the Bedford Estate and was constructed c.1815 by James Burton. The site is also located within the Bloomsbury Conservation Area.

### The Proposal

The existing roof structure is in poor condition and needs urgent repairs as part of the refurbishment of the hotel. The roof is not in its original state. The original roof lantern was located at second floor level. This has been raised to roof level, resulting in timber and steel beams within the roof to frame out the modern flat roof structure and lantern light. As part of the approved applications, set out above, consent has been granted to remove the existing non-original lantern and associated flat roof.

Recent structural assessments have identified the need for essential roof repairs. While the roof structure has been stable over its life, the valley beam shows significant signs of sagging that must be addressed to ensure long-term stability and support the approved changes. The valley beam must be realigned to its original position and reinforced to ensure proper load distribution. This essential work will prevent unintended stress on the supporting structures below and preserve this significant heritage feature for future generations



# The Heritage Practice

10 Bloomsbury Way, London WC1A 2SL  
+44 (0)20 3871 2951  
www.theheritagepractice.com  
info@theheritagepractice.com

## Impact

As set out above, the roof is in poor condition and needs urgent repairs.

The roof structure will be strengthened by the addition of new steel strengthening channels to both sides of the valley beams, trimming beams, and new rafters and ceiling joists.

The existing historic fabric and the original format of the roof will be retained, and the steel beams will be distinguishable from the historic structure. The significance of the listed building will be preserved and enhanced, allowing for long term structural stability to this part of the building.

There will be no impact on the significance of the neighbouring listed buildings, or on the character or appearance of the Bloomsbury Conservation Area.

For further details, please refer to the structural engineer's report. Page 7 of the report sets out a proposed schedule of works.

## Material Consideration

Almost identical works were approved in November 2022 (ref: 2022/4723/L) at 4-6 Bedford Place.

The works including:

- Cut existing valley beam to enable insertion of new trimming beam;
- Install padstones to take strengthened valley beams and trimmer beam;
- Install trimming beams to relieve load from unintended load-paths;
- Install strengthening channels either side of valley beams.

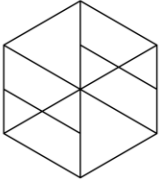
Informative 1 of the decision notice states:

*The roof structure will be strengthened by the addition of new steel strengthening channels to both sides of the valley beams, trimming beams, and new rafters and ceiling joists...The works are considered to better reveal and enhance significance....The works of repair will also prevent further water ingress into the property. The works are considered to better reveal and enhance significance and to secure the property against rainwater ingress.*

*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 2013. 3 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 2021*

## Conclusion

The proposed works are part of long term maintenance and refurbishment of the listed buildings. The proposal will guarantee the long-term preservation of the building fabric. In common with buildings of this type the roof structure requires sensitive intervention. This will be carried in a manner appropriate to its significance. The proposed structural repair work is consistent with that required at the neighbouring property at 4-6 Bedford Place and which was considered acceptable by the local planning authority.



# The Heritage Practice

10 Bloomsbury Way, London WC1A 2SL  
+44 (0)20 3871 2951  
[www.theheritagepractice.com](http://www.theheritagepractice.com)  
[info@theheritagepractice.com](mailto:info@theheritagepractice.com)

Overall the proposals will not have a harmful impact on the heritage significance.

We trust that the submission provides you with all the necessary information to validate this application. Should you have any queries in the meantime, please contact [info@theheritagepractice.com](mailto:info@theheritagepractice.com).

Yours faithfully,

The Heritage Practice