

Application ref: 2024/4440/L
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Date: 14 November 2024

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Johanna Molineus Architects
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Dear Sir/Madam,

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Listed Building Consent Granted

Address:

Bedford Square Gardens
Bedford Square
London
WC1B 3HH

Proposal:

Remedial works to existing gates and adjacent railings to Bedford Square Gardens
Drawing Nos: 346.00 001, 346.00 002, 346.00 100, 346.00 200, Heritage Statement
September 2024, Planning Design and Access Statement September 2024,
Photographic Survey August 2024.

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: 346.00 001, 346.00 002, 346.00 100, 346.00 200, Heritage Statement September 2024, Planning Design and Access Statement September 2024, Photographic Survey August 2024.

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 Bedford Square Gardens is the central garden within Bedford Square. The gardens are included in the English Heritage Register of Parks and Gardens of Special Historic Interest, Grade II*, and located within Sub-Area 5 of Bloomsbury Conservation Area.

The two wrought-iron gates, one each side to the north and south of the gardens, are listed Grade II. The proposal seeks to repair and make good the existing gate and railings with the installation of expansion joints to prevent the gates from binding, no other changes are proposed. The proposed installation ensures minimal cuts to the existing railing fabric and with the introduction of a small expansion zone to allow movement in the joint.

The expansion joints are designed to ensure that the movement of metal, due to temperature changes, does not cause the gates to become misaligned or become difficult to open or close. The modification is designed to minimise structural stress and thereby reduce the risk of long-term damage. The proposed repair work and the introduction of small expansion joints is considered not to impact unduly on the significance of the of the gardens or the gates.

Although physical alteration of the historic railings is proposed, the proposed works will have a limited visual presence and are not considered to amount to harm since the presence of the expansion joints is to ensure the continued integrity of the gates and railings. The proposals are therefore not considered to unduly impact the character and appearance of the Bloomsbury Conservation Area and there is no impact on the significance of the listed park and so the alterations are acceptable.

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.

As such, the proposed development 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 2023.


- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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