

Application ref: 2024/4845/L
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
Date: 11 December 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Wright & Wright Architects
89-91 Bayham Street
London
NW1 0AG
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
15-16
Bedford Square
London
Camden
WC1B 3JA

Proposal:
A new CCTV camera connecting into existing conduit in the front reception room. New secondary glazing to 7 no. windows at the rear of the buildings.

Drawing Nos: Location Plan; Design Statement; Heritage Statement; Drawing No: 010 (Drawing Title: Site Location Plan); Drawing No: 510 (Drawing Title: Existing - First Floor Windows); Drawing No: 511 (Drawing Title: Existing - Third Floor Windows); Drawing No: 512 (Drawing Title: Proposed - First Floor Windows); Drawing No: 513 (Drawing Title: Proposed - Third Floor Windows); Drawing No: 514 (Drawing Title: Proposed Typical Fixing Details).

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:

Location Plan; Design Statement; Heritage Statement; Drawing No: 010 (Drawing Title: Site Location Plan); Drawing No: 510 (Drawing Title: Existing - First Floor Windows); Drawing No: 511 (Drawing Title: Existing - Third Floor Windows); Drawing No: 512 (Drawing Title: Proposed - First Floor Windows); Drawing No: 513 (Drawing Title: Proposed - Third Floor Windows); Drawing No: 514 (Drawing Title: Proposed Typical Fixing Details).

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 Reasons for granting listed building consent:

Nos.15-16 Bedford Square are currently home to the Paul Mellon Centre for Studies in British Art, an educational institute devoted to research into the history of British Art and has been since 1996.

Built 1776-1781 and listed Grade I, the properties are part of a symmetrical terrace of 16 houses forming the north-west side of Bedford Square.

Bedford Square with its surviving formal symmetry is a significant and complete example of eighteenth-century London urban planning. The site is located within Sub Area 5 (Bedford Square/Gower Street) of Bloomsbury Conservation Area, the character and appearance of which is enhanced by the presence of the terrace within Bedford Square.

Pre-application advice was previously provided (ref 2024/3945/PRE) and the proposal supported in principle.

The proposal includes:

- o The installation of a new CCTV camera in the front ground floor

reception room. The proposed camera, which is small in size, is to be located internally on the front wall, in the corner of the room to make best use of the existing wiring and minimal disruption to historic fabric.

o The introduction of new secondary glazing to windows on the rear at third floor of the main house and first floor in the closet wing. The windows concerned are twentieth century replacement windows. The proposed secondary glazing will sit within a plain window reveal, and therefore will not impact on historic shutters.

The proposed changes are considered not to result in harm to the architectural significance of the listed buildings.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Historic England was consulted, and responded on 14 November 2024, authorising the Council to determine the application as it thinks fit (with the letter stamped by the Secretary of State on 02 December 2024). The Bloomsbury CAAC were consulted but chose not to respond. 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 2021 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 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer