

Application ref: 2024/4728/L
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The Heritage Practice Ltd.
10 Bloomsbury Way
London
WC1A 2SL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
21-23 Bedford Place
London
WC1B 5JJ

Proposal:
Repairs and strengthening to the existing roof structure.

Drawing Nos: Location Plan_2205-SPP-BP-ZZ-DR-A-00-0100_P01; 21-23 Bedford Place_Heritage Statement & Cover Letter (part superseded); 2185_Bedford Place Technical Note on Roof Structure_Rev C

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:

21-23 Bedford Place_Heritage Statement & Cover Letter (part superseded);

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 The subject buildings at 21-23 Bedford Place relates to three townhouses in a terrace of 20 properties (21-30 consecutive) along the western side of the street that are Grade II Listed on the National Heritage List for England (No. 1244593) and located in the Bloomsbury Conservation Area. The buildings were laterally connected and had rear closet wing extensions in the C20th to facilitate the established hotel/boarding house use. The significance of the site includes its architectural design and surviving fabric, planform, evidential value as early C19th terraced houses and its positive townscape contribution.

The subject application follows a larger scheme for the full refurbishment of the three buildings approved under 2023/4954/L, 2023/4841/P. The additional works now proposed include the repair and strengthening of the existing roof structure. It has been demonstrated that the condition of the timber frame in all three buildings requires additional support, where the main valley beams are deflecting in the absence of adequate cross supports.

The scope of works has been revised over the course of the application to better preserve the historic fabric and therefore special interest of the Grade II Listed Building. Where the original primary valley beams were initially proposed to be cut in multiple places, the revised scheme would retain the length these key historic structural elements in full.

As now proposed, two steel cross supports would be installed between the party and stair walls set on concrete pads to provide intermediate support along the length of each valley beam. Instead of cutting the original timbers, the new steels are to be bridged around the existing valley beams and ceiling joist supports. The valley beam would also have additional support steels bolted along their length. The rafters, where removed to facilitate the installation of the new steels, would be numbered and reinstated at the completion of works.

Overall, the proposal would aid in ensuring the structural longevity of the buildings and has been revised to better preserve the special architectural and historic interest of the building.

With no external alterations, the character and appearance of the Bloomsbury Conservation Area will remain unchanged. Public consultation was not required and no responses were received.

- 2 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.

- 3 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 and title.

Daniel Pope
Chief Planning Officer