

Application ref: 2024/5749/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
Date: 14 February 2025

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

Williams Architecture
88 Cherry Lane
Lymm
WA13 0PD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**19 Bedford Square
London
WC1B 3HH**

Proposal:

Alterations to planform and fabric at all levels of the main townhouse and rear link buildings. Including reconfiguration of bathroom facilities, partitions, new joinery, and staircases.

Drawing Nos: Design and Access Statement_RevB; Heritage Statement_RevB; Site Location Plan_B-00-01; Block Location Plan_B-00-02; Existing Drawings B.10.01-06.1, B.20.01-02.01, B.30.01-06.1; Demolition Drawings B.110.01-05.01, B.120.01-02.01, B.130.01-05.01; Proposed Drawings B.210.01-05.01, B.220.01-02.01, B.230.01-05.01

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:

Design and Access Statement_RevB; Heritage Statement_RevB; Site Location Plan_B-00-01; Block Location Plan_B-00-02; Existing Drawings B.10.01-06.1, B.20.01-02.01, B.30.01-06.1; Demolition Drawings B.110.01-05.01, B.120.01-02.01, B.130.01-05.01; Proposed Drawings B.210.01-05.01, B.220.01-02.01, B.230.01-05.01

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.

- 4 Detailed drawings, samples of materials, or photographs as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

FLOORING

a) Samples and manufacture specifications of the proposed new flooring and detailed design in Plan and Sections at 1:10.

b) Photographs of a test removal patch of the existing flooring are to be provided demonstrating the historic skirtings retained and undamaged in the relaying of the flooring.

JOINERY

c) Plan, elevation and section drawings of all new joinery (external and internal doors and windows) at a scale of 1:10

FINISHES

d) Prior to the full removal of the plaster/plasterboard on the northeast party wall elevations in the rear links and exposure of the brickwork, photographs of test patch, of works will be provided demonstrating the brickwork underneath would not be damaged.

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 application building is a Grade I listed on the National Heritage List for England (No. 1244546) and located in Bloomsbury Conservation Area. Bedford Square is a grand architectural set piece built between 1776-81, likely designed by Thomas Leverton or Robert Palmer, for the Bedford Estate. The

square is acknowledged in the list description as forming a most important and complete example of eighteenth-century town planning. All four sides of the square are largely identical three storey town houses in stock brick with basements and attic storeys. The central townhouses to the North, South and West terraces have ornate stuccoed façades with rusticated ground floor, and decorative ionic pilasters that rise through the 1st and 2nd storeys to support a pediment. The subject building is one of these central stuccoed townhouses.

Whilst the subject townhouse has undergone some changes internally the original domestic floorplan is still evident. In 2022 an application for works to remodel the building was approved and has since been completed, with modern facilities, lighting a floor finishes installed throughout.

The proposal has been amended during the course of the application to omit and amend parts of the scheme to preserve the special interest of the Grade I Listed Building. This includes omitting new openings in the historic partitions and floorplate, and retaining other features of interest such as joinery and traditional planform.

The application works, as revised, are now limited to alterations to modern partitions, joinery, addition of a new rear staircase in the contemporary links, and the removal of modern floor (replacement and reuse), suspended ceilings and wall finishes.

Where the planform is to be altered these works would not involve the loss of, or adverse impact, to historic fabric, features or layout. Modern suspended ceilings would also be removed, revealing the original ceiling heights, and reinstating the historic proportions of these rooms. A sink to be installed in the rear building will use historic risers and services. The new contemporary flooring installed in the previously approved scheme would be removed and replaced (or relocated) - with the new flooring material and detail to confirmed by Condition.

As revised the scope of works is now considered to preserve the special architectural or historic interest of the Grade I Listed Building, and there are no external changes to that present to the public realm of the Bloomsbury Conservation Area so the character and appearance will remain unchanged.

The application has been advertised in the press and by site notice, with no consultation responses. Historic England issued a letter of flexible authority, endorsed by the Secretary of State on 12 February 2025.

- 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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer