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89-91 Bayham Street
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Application Ref: **2011/2973/L**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 5101

1 September 2011

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
32 - 39 Bedford Square
London
WC1B 3EG

Proposal:

Alterations to 37, 38 and 39 Bedford Square including demolition of the rear extension for 37 and 38 and remodelling of the rear elevation; alterations to pavement vaults to accommodate plant and air handling units; and new extractor ducts on No. 39; and internal alterations including lateral connections at basement level to party walls of 32, 33, 34, 36, 37, 38 and 39 Bedford Square.

Drawing Nos: 002B; 003B; 004A; 005A; 006A; 007A; 008B; 009; 010B; 011A; 012A; 013; 014A; 018A; 019; 023; 026; 051; 052; 053; 054; 150B; 160; 161; 162; 163; 164; 165; 150_LC; 151_LC A; 152_LC; 153_LC A; 155_LC A; 156_LC A; 157_LC A; 159_LC A; 160_LC A; 161_LC A; 162_LC A; 163_LC A; 164_LC A; 165_LC A; 166_LC A; 186_LC; 201B; PIB-202K; 203F; 204F; 205F; 206F; 207E; 208D; 214B; 215B; 216B; 218E; 226B; 227C; 228B; 235; 250; 251A; 254; 300A; 301; 302; 303; 320A; 321; PIB-403A; 400_LC A; 402_LC A; 404_LC A; 405_LC A; 406_LC A; 408_LC A; 409_LC A; 410_LC A; 411_LC A; 412_LC A; 413_LC A; 414_LC A; 435_LC; 515; PIB-516; P1B-517A; P1B-518; SK169; SK171; SK172; SK173; SK174; SK175; SK176; SK177; SK178; SK179; Supporting Document from Wright and Wright Architects dated May 2011 and Digital Prototyping Statement from Jeroen van Ameijde (AA Head of Digital Prototyping) dated 19th July 2011.



INVESTOR IN PEOPLE

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Any hidden historic features which are revealed during the course of works shall be retained in situ, and the council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Precautions shall be taken to secure and protect the interior features against accidental loss, damage or theft during the building work. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing of the Council. Particular regard should be given to the following items:

- a) Chimney pieces and fire grates
- b) Stair cases including stone flights, decorative ironwork to balustrades and handrails.
- c) Original floor materials

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies

- 6 Details of security and protection measures shall be submitted to and approved in writing by the council as local planning authority before works begin on site.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 The position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt including communications and information technology servicing and air handling systems) shall be submitted to and approved in writing by the Council as local planning authority unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies

- 8 All redundant/salvaged historic fabric removed during the course of the works shall be retained on site and reused in the building unless otherwise agreed in writing by the Council and local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our

heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer's report

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