

Mr James Taylor  
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NW1 0AG

Application Ref: **2011/2810/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 roof at No. 37 Bedford Square including installation of a rooflight and internal alterations, in association with works to form new lateral openings at second floor level between nos. 33 and 34, and third floor level between nos. 32 and 33, nos. 33 and 34, nos. 36 and 37, nos. 37 and 38, nos. 38 and 39 Bedford Square (Educational Institution - Class D1).

Drawing Nos: 003C; 005B; 006B; 008C; 012B; 013B; 014B; 015A; 016A; 018B; 019B; 027; 153B; 154B; 180\_LC; 181\_LC; 182\_LC A; 183\_LC A; 184\_LC A; 185\_LC; 201D; 203F; 205E; 206E; 208D; 211C; 214C; 216C; 218D; 221B; 223A; 227C; 228C; 420; 429\_LC A; 430\_LC B; 431\_LC C; 432\_LC B; 433\_LC B; 434\_LC B1; Supporting Document (including Heritage Statement) from Wright and Wright dated May 2011 and Phase 1 Lateral Connections Photographic Survey from Wright and Wright dated July 2011.

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 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 shall be notified in writing 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 on all floors of each building, 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 r 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
- (d) joinery

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 commence 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 (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. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus 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 are to be retained on site and reused in the building unless otherwise agreed in writing by the Council as 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

- 9 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by an 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.

Informative:

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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