



**Development Control  
Planning Services**  
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Miss Halina Hoffmann  
mrj rundell associates  
44 Gloucester Avenue  
The Courtyard  
london  
NW1 8JD

Application Ref: **2010/4417/P**  
Please ask for: **Aysegul Olcar-Chamberlin**  
Telephone: 020 7974 **6374**

26 April 2011

Dear Sir/Madam

### **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

#### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**40 Bedford Square  
London  
WC1B 3DP**

Proposal:

Alterations and additions including new door to basement, new windows on rear and side elevations, new pipe works on the side and rear elevations and partial removal of connecting walkway and associated alterations to existing dwelling house (Class C3) as revision to planning permission (ref: 2008/5278/P) granted (subject to S106) on 04/03/2010 for (the additions and alterations in connection with the change of use of the main building from office use (Class B1) to a single family dwellinghouse (Class C3), and of the rear building from office use (Class B1) to three self-contained flats (Class C3)).  
Drawing Nos: 100 (Site Location Plan); 101; 103; 103.1; 103.2; 103.3; 103.4; 104; 105; 106 (Existing Plan -Third Floor); 106 (Existing Front & Rear Elevation); 106.1; 106.2; 107 (Existing Plan -Roof); 107 (Existing Side Elevation); 108; 200 Rev. A; 201 Rev. A; 202 Rev. A; 203 Rev. A; 204 Rev. A; 206 Rev. A; 301 Rev. A; 302 Rev. A; 303 Rev. A; 304 Rev. A; 305 Rev. A; 306 Rev. A; 310 Rev. A; 311 Rev. A; 312 Rev. A; 330; 331; 332; 333; 334; 512.1; 512.2; 950; Details of Cast Iron Soil and Waste Systems; Conservation of original / historic features by MRJ Rundell & Associates Ltd (agent) ; and Letter from MRJ Rundell & Associates Ltd (agent) dated 25th October 2010.



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 100 (Site Location Plan); 101; 103; 103.1; 103.2; 103.3; 103.4; 104; 105; 106 (Existing Plan -Third Floor); 106 (Existing Front & Rear Elevation); 106.1; 106.2; 107 (Existing Plan -Roof); 107 (Existing Side Elevation); 108; 200 Rev. A; 201 Rev. A; 202 Rev. A; 203 Rev. A; 204 Rev. A; 206 Rev. A; 301 Rev. A; 302 Rev. A; 303 Rev. A; 304 Rev. A; 305 Rev. A; 306 Rev. A; 310 Rev. A; 311 Rev. A; 312 Rev. A; 330; 331; 332; 333; 334; 512.1; 512.2; 950; Details of Cast Iron Soil and Waste Systems; Conservation of original / historic features by MRJ Rundell & Associates Ltd (agent) ; and Letter from MRJ Rundell & Associates Ltd (agent) dated 25th October 2010.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 2 Reasons for granting permission.

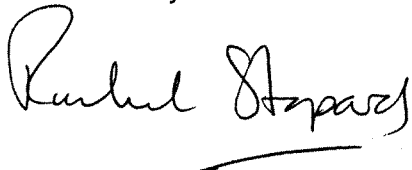
The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS6 (Providing quality homes) and CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP6 (Lifetime homes and wheelchair homes), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and

neighbours) and DP28 (Noise and vibration). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 3 The applicant is advised that this permission is for an amendment to an earlier grant of planning permission and can only be construed in conjunction with the planning permission referenced 2008/5278/P granted on 04/03/2010, which is the substantive permission. All conditions attached to the substantive permission and the provisions of the associated S106 Planning Obligation still apply.
- 4 You are advised that policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies encourages all new housing developments to be accessible to all and meet 'Lifetime Homes' standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5214) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 5 The applicant is reminded that this planning permission only relates to the main building which is authorised to be converted to a a single dwellinghouse. You are advised, for the avoidance of doubt, that any alterations apart from the previously approved changes to the mews building will require submission of new planning and listed building applications.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

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