

Mr Brian O'Reilly  
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Application Ref: **2008/5310/L**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **3060**

18 December 2009

Dear Sir

## **DECISION**

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

### **Listed Building Consent Granted**

Address:

**40 Bedford Square  
London  
WC1B 3DP**

Proposal:

Works associated with additions and alterations in connection with the change of use from office use (Class B1) and works of conversion of the main building to a single family dwelling and of the rear building to four flats (Class C3).

Drawing Nos: Site location plan; 240-100-01-E RevA; 100-02-E RevA; 100-03-E Rev A; 100-04-E Rev A; 100-05-E Rev A; 100-06-E Rev A; 200-01-E Rev A; 200-02-E; 300-01-E; 100-01-P RevE; 100-02-P RevE; 100-03-P RevC; 100-04-P RevC; 100-05-P RevC; 100-06-P RevC; 100-08-P; 300-01-P RevC; 200-01-P Rev C; 200-02-P Rev B; 300-01-P Rev D; 400-01-P; 400-02-P; 400-03-P; 400-04-P; Historical Analysis; EcoHomes 2006 - Estimate Report; Lifetime Homes Statement, Daylight and Sunlight study (right of light consulting); Adnitt Acoustics Environmental Noise Survey and Assessment and Marketing Details.

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 facing brickwork shall match existing brickwork adjacent in respect of colour, texture, face bond and pointing unless shown otherwise on the drawings or other documentation hereby approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Details of finishes to internal partitions to second floor dressing rooms showing relationship to existing cornices and materials shall be submitted to and approved in writing by the Council in consultation with English Heritage before the relevant work has commenced. The works shall be carried out in accordance with such approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Details of services, vents, new pipework and fixings related to the provision of new kitchens and bathrooms shall be submitted to and approved in writing by the Council in consultation with English Heritage before the relevant work has commenced. The works shall be carried out in accordance with such approved details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

#### Informatives:

- 1 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.

2 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B6 (listed buildings). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

3 You are advised, for the avoidance of doubt, that any works that require planning permission should not take place unless and until planning permission has been granted pursuant to the concurrent linked planning application [Ref: 2008/5278/P].

**Disclaimer**

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