



ENGLISH HERITAGE

LONDON REGION

Ms Catherine Bond
London Borough of Camden
Development Control Planning Services
Camden Town Hall
Argyle Street
LONDON
WC1H 8ND

Direct Dial: 020 7973 3763
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Our ref: **W:** L00443698

28 January 2015

Dear Ms Bond

**Notifications under Circular 01/2001, Circular 08/2009 &
T&CP (Development Management Procedure) Order 2010
Application for Listed Building Consent**

**11 BEDFORD SQUARE LONDON WC1B 3RF
Application No 2014/7419/L**

Thank you for your letter of 6 January 2015 notifying English Heritage of the application for listed building consent at 11 Bedford Square. These proposals are for the refurbishment of Grade I listed 11 Bedford Square for continued educational and office use. As outlined in the submitted documents, the proposals seek to raise the standard of the accommodation to a 'flagship presence' for the University within London and this includes enhancing the building's historic character.

English Heritage was pleased to be involved in pre-application discussions with the applicant, and as outlined in our pre-application advice, we are supportive of the refurbishment in principle. This is because of the significant heritage benefits that would be secured in the removal of the building's utilitarian accretions and the reinstatement of historic features and proportions as informed by the extensive heritage assessment that has been undertaken. Of particular note is the intention to remove the 20th century lift and shaft which currently crudely cuts through the building.

The most contentious element of this application is the proposed partitioning within the east-facing principal room on the ground floor. This would create a corridor between the entrance hall and south-east turret room which would accommodate a disabled toilet. This work would undoubtedly cause harm to the understanding of the original plan form of the building. However, the proposed partition is entirely reversible, will not impact on any features of interest, and will be glazed at upper level to retain a sense of the original room proportions. Furthermore, we note from the 1914 plans of the building that there is a historic precedent for a corridor in this location, and significant public benefits would be secured in providing disabled facilities within the

	<p>1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST Telephone 020 7973 3000 Facsimile 020 7973 3001 www.english-heritage.org.uk</p>	
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building. In these exceptional circumstances, and given the significant heritage benefits that will be secured from this application, English Heritage can accept the installation of the partition, and is happy for this application to be determined as your Authority sees fit.

We have therefore drafted the necessary letter of authorisation (draft attached) for your Council to determine the application as you see fit and referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of authorisation to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

Please note that this response relates to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely



Alasdair Young
Assistant Inspector of Historic Buildings and Areas
E-mail: alsadair.young@english-heritage.org.uk

Enc: Draft letter of authorisation

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**Authorisation to Determine an Application for Listed Building Consent as Seen
Fit**

**11 BEDFORD SQUARE LONDON WC1B 3RF
Application No 2014/7419/L**

Applicant: Mr Nigel Wingfield
Grade of building(s): I
Proposed works: Refurbishment, repair and reconfiguration of existing listed building. Removal of existing lift from building. Reconfiguration and refurbishment of existing kitchens and toilet facilities. New disabled toilet facility and access corridor. New building services. Repair and refurbishment of existing windows and doors.
Drawing numbers: Drawings as approved by the local planning authority
Date of application: 6 January 2015
Date of referral by Council: 6 January 2015
Date received by English Heritage: 8 January 2015
Date referred to CLG: 28 January 2015

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.

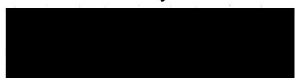
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Yours sincerely




Alasdair Young

Assistant Inspector of Historic Buildings and Areas

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NB: This authorisation is not valid unless it has been appropriately endorsed by the Secretary of State.

DRAFT

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