

Mr David Shuttleworth
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Application Ref: **2015/3160/L**
Please ask for: **Hannah Walker**
Telephone: 020 7974 **5786**

17 August 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 Bedford Square
London
WC1B 3RA

Proposal:
Replacement of existing roof, new basement front door, overhaul of existing sash windows, brickwork repairs, brickwork cleaning and general works of redecoration and repair

Drawing Nos: Site location plan; Design and access statement; roof works method statement dated 25 March 2015; 2356-001; 002A; 003A; 004; 005A; 007; proposed roof vent picture; cleaning method statement.

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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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.

Informative(s):

- 1 This application is largely for repairs, refurbishment and redecoration of the listed building.

Like for like replacement of the roof covering will be undertaken, reusing any salvageable slates on the outer slopes and augmenting with new Welsh ones on the inner slopes.

Three of the four existing non original timber doors to the under pavement vaults are to be replaced with new timber louvred doors which are considered acceptable.

Limited areas of brickwork are to be cleaned using a diluted detergent and hand brushing only. Small areas of repointing are to be undertaken using a lime flush joint.

The proposed works are considered sensitive and will preserve the special interest of the listed building.

A site notice and press notice were displayed but no responses were received. Historic England have granted flexible authorisation for the works. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of The London Plan 2015 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment