

Mr Matthew Gibbs
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2015/3950/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

20 October 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
42 Bedford Square London WC1B 3DP

Proposal:
Installation of secondary glazing to all rear windows.

Drawing Nos: Revised design statement, heritage statement, secondary glazing details (cill, head and jamb conditions, plaster reveals), secondary glazing details (cill, head and jamb conditions, dormer window condition), secondary glazing details (cill, head and jamb conditions, fixed joinery reveals), secondary glazing details (cill, head and jamb conditions, fixed joinery reveals above cill), secondary glazing details (cill, head and jamb conditions, standard windows with shutters), secondary glazing details (cill, head and jamb conditions, large windows with shutters), P04_(15)AP021C (lower ground floor proposed), P04_(15)AP022C (ground floor proposed), P04_(15)AP023C (first floor proposed), P04_(15)AP024B (mezzanine proposed), P04_(15)AP025C (second floor proposed), P04_(15)AP026C (third floor proposed), P04(15)AS032B (section as proposed), PO4(15)AS031 (section as proposed)

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 The applicant proposes to secondarily glaze the rear elevation of this 18th-century town house, listed at grade I. Original plans to secondarily glaze the front façade as well were removed at the request of officers. Secondary glazing is generally considered an acceptable alternative to double glazing in listed buildings, but, in this case, the high grade of the site and the prominence of the windows and their proximity to the pavement meant that it was considered unacceptable for the façade. However, the rear of the building is not visible from the public realm.

The proposed installation of secondary glazing will have a very limited impact upon the character of the rooms and there will be no loss of or harmful impact upon plan form or historic fabric. The proposal is therefore considered to preserve the special architectural and historic interest of the listed building.

The site's planning history was taken into account when coming to this decision, and no representations were received. Historic England commented that the Council should respond as it saw fit.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, 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 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', written in a cursive style.

Ed Watson
Director of Culture & Environment