

Mr Matthew Gibbs  
DP9  
DP9 100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2015/3616/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

27 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:  
Works of alteration comprising a new double door opening between the living room and dining room at ground floor level.  
Drawing Nos: Design statement, (26)A021 existing plan, P01(15)AP022 proposed plan, (26)A031 (26) A032 existing section, P01(15)AS032 proposed section, 3306/200P1 elevations proposed, 1509/P/101 elevations proposed, 1509/P/102 proposed mouldings, heritage statement, site map, 3306sk150416mg004rev2 diagram of timbers, schedule of architectural investigations

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 relates to a grade-1-listed 19th-century townhouse in Bedford Square.

The applicant wishes to form an opening between the front and rear rooms on the ground floor. This is a principal floor in a highly graded listed building. However, such an opening is not unusual in this position in such a house, and the applicant will install suitable woodwork and doors, details of which have been supplied.

There were initially concerns that the wall was supporting weight from above. However, the applicant has provided structural information showing that the work will not harm the loadbearing capacity of the wall and he will reinstate the wall with lime plaster and laths. No unsuitable material will be introduced into the building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has given permission to determine (6/8/15) ratified by the secretary of state (7/8/15). The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, 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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 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