

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

Application Ref: **2015/3620/L**
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

2 November 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:

Re-location of boiler services at lower ground floor level.

Drawing Nos: Site plan, heritage statement, design & access statement, (26)A021 LGF existing plan, P02(15)AP021C LGF proposed plan, (26)A031 existing section AA, P02(15)AP031A LGF proposed section AA, (26)A032 existing section BB, P02(15)AP032A LGF proposed section BB, 0209223HLXXB0GAP523B001 D4 above ground drainage layout, 0209223HLXXB0GAP523B001 D3 domestic water services layout lower ground floor level, 0209223HLXXB0GAM540B001 D2 gas services layout lower ground floor level, 0209223HLXXB0GAM563B001 D3 LTHW space heating services layout lower ground floor level, 0209223HLXXB0GAM550B001 D3 VRF comfort cooling services layout lower ground floor level, 0209223HLXXB0GAM570B001 D3 ventilation services layout lower ground floor level

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 site is a grade-1-listed 18th-century town house.

There are minor changes to previously consented works (2014/4634/L) in non-original partitions to allow for revised provision of services. A vaulted wine cellar that was previously subdivided into bathrooms is now reinstated into a single volume for use as a wine cellar, which is to the benefit of the host building. The cellar is a secondary storey, and the alterations are not considered to cause harm to the special interest of the listed building.

Historic England has given permission to determine (6/8/15) ratified by the secretary of state (7/8/15).

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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