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Application Ref: **2015/4855/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

11 November 2015

Dear Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Bedford Square
London
WC1B 3HH

Proposal:

Internal and external alterations to include the erection of a single storey extension within the rear courtyard, installation of 4 x condenser units to roof level and associated pipe-work connections, 1 x AC Unit in front pavement vault and 21 x new internal VRV units, the removal of kitchen fittings, the addition of new bathroom and WC fittings, addition of WC facilities at ground floor level and within the Coach House, installation of a wireless fire alarm system and telecommunication system, repairs to electrical services and replacement lighting throughout the building, replacement door access control system will be installed to the main entrance at street level and external door access panel to be recessed into the brickwork, removal of demountable partitions, repairs to roof where necessary, repairs and redecoration to external elevations and joinery, widening of opening to lift motor room and addition of new louvred timber doors and addition of an extract fans to rear elevation at basement level, internal VRV units, and associated internal and external repairs and refurbishment.

Drawing Nos: Combined VRV Schedules; Noise Impact Assessment; Heritage Statement; Cover Letter (dated 21/07/2015); Design and Access Statement; Agent's Response to CAAC comments (dated 01/10/2015); D-300; D-301; E-400; [GA-] 100; 101; 102; 103; 104; 105; [25-] D00; D01; D02; D03; D04; D05; D06; D07 RevA; DT000 RevA; E01; E02; E03;



E04; E05; E06; E07 RevA; E00; E000; LP1; P01; P02; P03; P04 RevA; P05; P06 RevA; P07 RevA; P00; P000; P000 RevA; [TPS/25BS/] B/EX/M RevA; B/M RevC; G/EX/M RevA; G/M RevA; 1/EX/M RevA; 1/M RevA; 2/EX/M RevA; 2/M RevA; 3/EX/M RevA; 3/M RevA; R/EX/M RevA; R/M RevA; EL/EX/F RevA; EL/F RevA; EL/EX/R RevA; EL/R RevB; VRV/J; VRV/M; [25BS-] TN1; TN2.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 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.

- 3 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment

