

Miss Alice Broomfield
DP9
100 Pall Mall London SW1Y 5NQ
United Kingdom

Application Ref: **2015/3982/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

5 January 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
42 Bedford Square London WC1B 3DP

Proposal:

Details of service runs for all bathrooms and kitchens in relation to condition 4d of listed building consent 2014/4634/L, 02/09/14, for; Works associated with conversion of existing building containing 6 self-contained dwellings (1 x 1 bed flat, 4 x 2 bed flats and 1 x 4 bed maisonette) for use as single family dwellinghouse (Class C3), including erection of two storey infill extension at lower ground floor level to existing link between primary and mews buildings, erection of new flat roof to enclose existing third floor terrace including lift overrun, installation of balustrade around lantern at roof level, removal of existing roof lights and vents, installation of hatch to roof, installation of 3 x air condensers to middle of existing roof, alterations to external steps, alterations to fenestration, installation of two internal lifts, and various internal works to replace and refurbish ceilings, partitions and mouldings to dwelling house.

Drawing Nos: Drawing ref. 2601045-HL-XX-B0-M-500-001 Rev C: Instantaneous Water Heating - Basement Level, Drawing ref. 2601045-HL-XX-00-M-500-002 Rev B: Instantaneous Water Heating - Ground Floor Level, Drawing ref. 2601045-HL-XX-01-M-500-003 Rev C: Instantaneous Water Heating - First Floor Level, Drawing ref. 2601045-HL-XX-02-M-500-004 Rev B: Instantaneous Water Heating - Second Floor Level, Drawing ref. 2601045-HL-XX-03-M-500-005 Rev B: Instantaneous Water Heating - Third and Fourth Floor Level, Drawing ref. 2601045-HL-XX-B0-P-523-0001 Rev B: Soil and Waste Layout - Basement Level, Drawing ref. 2601045-HL-XX-00-P-523-0002: Soil and Waste Layout -



Ground Floor, Drawing ref. 2601045-HL-XX-01-P-523-0003 Rev C: Soil and Waste Layout - First Floor and Mezzanine, Drawing ref. 2601045-HL-XX-02-P-523-0004 Rev B: Soil and Waste Layout - Second Floor, Drawing ref. 2601045-HL-XX-03-P-523-0005 Rev C: Soil and Waste Layout - Third Floor, Drawing ref. 2601045-HL-XX-RF-P-523-0006 Rev B: Soil and Waste Layout - Roof Level, Drawing ref. 2601045-HL-XX-B0-P-532-0001 Rev B: Domestic Water Services Layout - Basement Level, Drawing ref. 2601045-HL-XX-00-P-532-0002 Rev B: Domestic Water Services Layout - Ground Floor, Drawing ref. 2601045-HL-XX-01-P-532-0003 Rev B: Domestic Water Services Layout - First Floor and Mezzanine, Drawing ref. 2601045-HL-XX-02-P-532-0004 Rev B: Domestic Water Services Layout - Second Floor, Drawing ref. 2601045-HL-XX-03-P-532-0005 Rev B: Domestic Water Services Layout - Third Floor, Drawing ref. 2601045-HL-XX-B0-M-550-0015 Rev C: Comfort Cooling Layout - Basement Level, Drawing ref. 2601045-HL-XX-00-SK-M-550-0015: Comfort Cooling Layout - Ground Floor, Drawing ref. 2601045-HL-XX-01-SK-M-550-0016 Rev B: Comfort Cooling Layout - First Floor, Drawing ref. 2601045-HL-XX-02-SK-M-550-0017 Rev C: Comfort Cooling Layout - Second Floor, Drawing ref. 2601045-HL-XX-03-SK-M-550-0018 Rev C: Comfort Cooling Layout - Third and Fourth Floor, Drawing ref. 2601045-HL-XX-00-SK-M-570-0019

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The site is a grade-I-listed 19th-century town house. The applicant wishes to install a number of services beneath floors and above ceilings. A residential conversion has already been granted consent, so the introduction of additional services is pursuant to this. Most of the floorboards are not original and many of the joists have already been altered. Where there is a risk of weakening the joists, the applicant has supplied an appropriate reinforcement detail. The design has been future-proofed so that the proposed service runs will be flexible, avoiding the need for further changes. As a result, the proposal is considered not to harm the special interest of the grade I listed building.

The proposal was publicised by site notice and in the press, with no consultation responses, and Historic England has given leave to determine the case. The site's planning history has been taken into account.

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