

Mrs Patricia Bessey
EngineRoom
Unit E
Bristol Court
Martlesham Heath
Ipswich
IP5 3RY

Application Ref: **2016/2865/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

21 July 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
41 Bedford Square
London
WC1B 3HX

Proposal:
Internal renovation of office and amenity accommodation, including minor alterations and general upgrade of the building.

Drawing Nos: 001; 100 B; 101 B; 102 B; 103 B; 104 B;
200 E; 201 E; 202 E; 203 F; 204 E;
300 C; 301 C; 302 C; 303 D; 304 C;
310 C; 311 C; 312 C; 313 D; 314 C;
1000; 1001; 1002; 1003; 1004; 1005; 1006; 1007; 1008 B; 1009 1010 B; 1100; 1012; 1013;
1014.



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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N2C 4AG, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing

Enforcement Team, 5 Pancras Square, London N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

4 Reasons for granting listed building consent.

The proposal includes general refurbishment of the office accommodation. The scheme has been amended during the course of the application to clarify that the historic doors are to be retained; redesigning the new WC layout to ensure the ability to appreciate and recognise the form and proportions of the lower ground floor room affected by installing cubicles rather than solid partitions; and reducing and repositioning the opening in the spine wall at second floor level. The applicant undertook extensive opening up works to the second floor wall which removed the plaster board wall finish to undercover a former opening. The opening was repositioned to retain the historic and structural elements of the wall and reduced in width and height sizes to ensure the layout of the floor remained two distinct rooms and provide nibs when viewed from the rear room.

The proposed works would preserve the special interest of the grade I listed building.

The site's planning history was taken into account when coming to this decision. A site notice and press notice were posted. Two consultation responses were received both in support of the proposal. Historic England recommended the application be determined as the Council deem fit.

Special regard has been attached to the desirability of preserving the special interest of the listed building 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 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

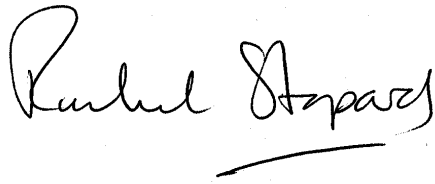
You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

2016/2865/L

A handwritten signature in black ink that reads "Rachel Stopard". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

Rachel Stopard
Executive Director Supporting Communities