

Mrs Victoria Cartwright
Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2016/4585/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

13 October 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 Bedford Square
London
WC1B 3HW

Proposal:
Replacement of existing smoke vent with skylight in rear flat roof, behind parapet.
Drawing Nos: Design and Access/Heritage Statement (11/08/2016); 25-LP1 - Site Location
Plan; Cover Letter (17/08/2016); [25-] E01, E02, E03, E04, P01, P02, P03, P04, P05.

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.

Informatives:

- 1 Reason for granting Listed Building Consent

The proposal is to replace an existing smoke vent which is no longer required with a new sealed skylight within the existing opening. The fixture is to sit on an insulated kerb, lower in height than the existing smoke vent, and below the level of the adjacent pitched roof to the front and the lift over run to the rear. Being in this shielded position, the proposal will not be visible from the street or any other public vantage point.

The frame of the proposed skylight is to be made of aluminium. Although this is not a traditional material, the small amount used coupled with the hidden location of the fixture will not cause any harm to the host listed building, and as such, the proposal is considered to be acceptable.

The site's planning history has been taken into account in making this decision. The statutory consultations have been carried out by means of a site notice and a press advert, whereby there were no consultation responses. Historic England has given their consent to the proposal.

Special attention has been paid 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

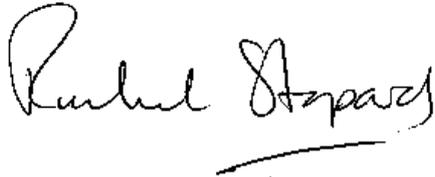
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 3 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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities