

Mr Rolfe Kentish
Long & Kentish architects
27 Horsell Road
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N5 1XL

Application Ref: **2016/6352/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

1 February 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
48 Bedford Square
London
WC1B 3DR

Proposal: Blocking of non-original duplicate doorway to ground floor rear room and reuse of door to existing cupboard within ground floor front room; lowering of the dado rail height at ground floor level and within hallway from ground to first floor levels; installation of partition wall at basement level; replacement of non-original floor boards at ground and first floor levels; replacement of radiators and light fittings; and various internal and external repairs and redecorations.

Drawing Nos: Site Location Plan; BS_02; BS_10; BS_30; BS_31; BS_32; BS_33; BS_34; BS_50; BS_51; BS_52; BS_53; Design & Access Statement dated 8 November; Historic Building Report and Evaluation dated 8 November, with Appendices A-F.

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 The application property is a grade I listed terraced former house, which dates from 1775-86 and was designed by Thomas Leverton or Robert Palmer for the Bedford Estate. The building forms part of a larger palace-style facade which fronts onto the south side of Bedford Square and forms part of one of the finest pieces of designed Georgian townscape in London. The site lies within the Bloomsbury Conservation Area.

The proposals comprise various internal reconfiguration and restoration works. The proposed removal and blocking of a non-original duplicate doorway to the ground floor rear room and reinstatement of the door to the opposite cupboard to the doorway within the ground floor front room is considered to preserve the building's special interest. The proposed replacement of installation of a partition wall at basement level and installation of radiators and light fittings throughout are not considered to affect the building's special interest. The proposed repairs and redecoration works are supported. In particular the detailed proposals for repairs to the decorated first floor front room ceiling by 'Richard Ireland: Plaster & Paint' are considered to be fully justified and supported.

Evidence has been supplied to justify that the current dado rail height at ground floor level and within hallway from ground to first floor levels was altered in the 19th century when the building was in institutional use as the Bedford College for Women (1849-1877). The existing floorboards at ground and first floor levels are

also not original. The current proposals to lower the dado rail to the original height of c.850mm above floor level high and to replace the floorboards with reclaimed baulk pine 200mm wide boards are supported and considered to enhance the building's special interest.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. Historic England was consulted, whereby a response was received on 18/01/2017 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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.

- 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 N1C 4AG (Tel: 020-7974 6941).
- 3 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.
- 4 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

David T. Joyce

David Joyce
Executive Director Supporting Communities