

Mr Peter Inskip
19-23 White Lion Street
London
N1 9PD

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Application Ref: **2015/2077/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

2 February 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**53 Bedford Square
London
WC1B 3DP**

Proposal:

Internal and external works of alterations; including works to the basement areas on the east side of the house; lowering of the floors in the pavement vaults plus installation of plant machinery on the roof.

Drawing Nos: Location plan; 53 BS H GA 001 B; 53 BS H GA 002 A; 53 BS H GA 003 A; 53 BS H GA 004 A; 53 BS H GA 005 B; 53 BS H GA 006 A; 53 BS H GA 007 A; 53 BS H GA 008 A; 53 BS H GA 009 A; 53 BS H GA 010 A; 53 BS H GA 011 A; 53 BS H GA 012 A; 53 BS H GA 013 A; 53 BS H GA 014 A; 53 BS H GA 101 B; 53 BS H GA 102 B; 53 BS H GA 103 B; 53 BS H GA 104 B; 53 BS H GA 105 A; 53 BS H GA 106 A; 53 BS H GA 107 A; 53 BS H GA 108 B; 53 BS H GA 109 B; 53 BS H GA 110 B; 53 BS H GA 111 B; 53 BS H GA 112 B; 53 BS H GA 113 A; 53 BS H GA 114 A; BS H GA 200; 53 BS L 001; 53 BS L 002; 53 BS U 400; 53 BS U 401; 53 BS U 402. 53 BS U 301; 53 BS U 302; 53 BS U 303; 53 BS U 304; 53 BS U 305; 53 BS U 306 B; 53 BS U 307; 53 BS U 308; 53 BS U 309; 53 BS U 310; 53 BS U 312; 53 BS U 313; 53 BS SK 179; Paragon Acoustic Consultants ref. 3435_ENS1_PD; Nov 2015 Rev A; Design and Access Statement, 20th March 2015; Illustrations September 2015; Historical Statement March, 15/03/15.

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



INVESTOR IN PEOPLE

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.

- 4 Repair to the east under pavement vaults facing onto Bloomsbury Street shall be in accordance with the method statement detailed in the engineer's report cited as 8397/JSJ/VME and dated 17 September 2015. Any deviation in method or materials is not authorised and may require a further application for listed building 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.

- 5 Notwithstanding the approved drawings and support documents no works to any internal and external features, fitting or fixtures including but not limited to all joinery such as window shutters, panelling, stairs, wall and ceiling plasterwork, chimneys is authorised by this consent without prior approval of details. Those details shall include a full schedule of works for repair, replacement and reinstatement of damaged features, drawings and method statements as appropriate submitted to and approved in writing by the Council as local planning authority, before the work is begun and the work shall be carried out in accordance with such approved proposals.

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.

- 6 No new plumbing, soil stacks, flues, vents, ductwork or rainwater goods and soil pipes shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed by discharge of the relevant condition.

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.

- 7 No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the Council.

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.

- 8 No aerials, plant, equipment or means of enclosure shall be erected other than as indicated on the approved drawings, unless otherwise agreed in writing by the Council.

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.

- 9 No structural interventions except to the east vaults in accordance with the approved engineer's document 8397/JSJ/VME, dated 17 September 2015 are authorised without prior approval of details. Those details shall include method statements and drawings based on a measured survey submitted to and approved in writing by the Council as local planning authority, before the work is begun and the work shall be carried out in accordance with such approved proposals.

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.

- 10 All new external rainwater goods and soil pipes on the visible elevations shall be of

cast iron and painted black.

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.

- 11 Notwithstanding the information shown on the submitted drawings for alterations to 53 Bedford Square hereby approved, the grant of planning permission relates only to number 53 Bedford Square. No consent is granted or implied for any alterations to the Mews House at the rear; refer to application reference 2015/1633/L for more information.

Reason: To safeguard the appearance of the building in accordance with the requirements of policies CS14, DP24 and DP25 of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

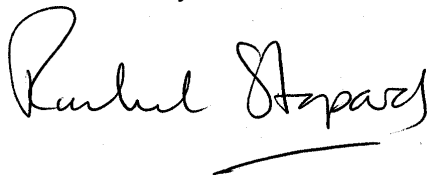
Informative(s):

- 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 Notwithstanding the information shown on the submitted drawings hereby approved, the alterations are related specifically to 53 Bedford Square and exclude any internal or external alterations to the Mews House to the rear. Refer to extant approved scheme under reference 2015/1633/L

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
Director of Culture & Environment