

Mr David Shuttleworth
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Application Ref: **2016/3415/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

13 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 Bedford Square
London
WC1B 3RA

Proposal:
Installation of safe-access roof safety line and ladders.
Drawing Nos:
OS Site Location Plan (2356_006);
2356_102, 2356_Photo1, 2356_Photo2;
Design & Access Statement

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 Reason for granting Listed Building Consent:
10 Bedford Square is the end-terrace house in the Grade-I listed east side of Bedford Square, one of the country's finest complete Georgian squares.

The proposals would install a Latchways Mansafe roof-access safety line to the pitched slate roofs of the house, along with a series of ladders to provide access to the roof via a concealed rear lightwell in order to remove the need to climb over the slates themselves. These installations are to support an annual programme of maintenance to the guttering and roofs themselves. The installed Mansafe lines will all be concealed by the elevation parapets, and the studs required above the side and rear elevations will require the removal of only 4 no. (recently fitted, non-original) slates for replacement with lead flashing. This loss is acceptable, entirely reversible, and can be weighed against the benefit of allowing thorough ongoing maintenance. The special interest of the listed building will not be harmed.

Consultation was undertaken by placement of press and site notices, by which no responses were received. Historic England was consulted and replied with a flexible letter of authorisation, endorsed by the Secretary of State with a stamp dated 4 November 2016. 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 or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

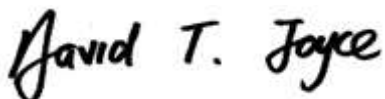
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of Camden Local Plan. 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).

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning