

Mr Matthew Gibbs  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2017/4807/L**  
Please ask for: **Antonia Powell**  
Telephone: 020 7974 **2648**

1 February 2018

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**42 Bedford Square and 13 Bedford Avenue**  
**LONDON**  
**WC1B 3HX**

Proposal:  
Works of internal alteration to the mews house at 13 Bedford Avenue  
Drawing Nos: Design and Access Statement by BDP dated August 2017  
(15)AP001 rev A (Site location plan)  
(15)AP023 rev D;  
(15)AP025 rev D;  
(15)AS031 rev C;  
(15)AS032 rev C;  
(15)AP022 rev D;  
LB01\_ (15)AP021 rev ;  
LB01\_ (15)AP022 rev ;  
LB01\_ (15)AP023 rev ;  
LB01\_ (15)AP025 rev ;  
LB01\_ (15)AS031 rev ;  
LB01\_ (15)AS032 rev ;



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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement by BDP dated August 2017

(15)AP001 rev A (Site location plan)

(15)AP023 rev D;

(15)AP025 rev D;

(15)AS031 rev C;

(15)AS032 rev C;

(15)AP022 rev D;

LB01\_ (15)AP021 rev ;

LB01\_ (15)AP022 rev ;

LB01\_ (15)AP023 rev ;

LB01\_ (15)AP025 rev ;

LB01\_ (15)AS031 rev ;

LB01\_ (15)AS032 rev ;

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 4 Detailed drawings showing typical elevation and sections of all new internal joinery at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1. shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

1

This retrospective application concerns internal changes and modifications to room layouts in the mews house, No. 13 Bedford Avenue, which is ancillary to No 42 Bedford Square. Some of the works to date were granted at appeal (10/02/2015) ref: 2014/4633/P For: Conversion of existing building of 6 self-contained flats to a single family house, infill extension link, a new flat roof to enclose plant and associated alterations, and associated 2014/4634/L.

This application is to regularise changes to the room layouts as built, within the mews house only. No external works are hereby granted consent. Separate applications will be submitted to cover the works to the main house, No. 42 Bedford Square.

The Bedford Avenue elevation of is considered to be of high significance however the interior of No. 13 Bedford Avenue has been heavily altered historically and there is no evidence of the original layout or historic fabric. It is likely the historic interior would have originally been plain and respectful of the building's subordinate status. In the later part of the 20th century the building was converted into flats. The original floor plan has been lost and no original interior details survive.

Historic England were consulted about this proposal and responded with a letter of flexible authorisation which has been formally signed and dated 24/01/2018 by the NPCU.

Public consultation was carried out through a press notice and a site notice.

The site's planning history has been taken into account when making 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

2 Your proposals may be subject to control under the Building Regulations and/or the

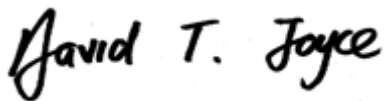
London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

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