



Planning and Communications Department

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B Schlaffenberg Dr Arch (Rome) Dip TP FRTP
Director of Planning and Communications

Messrs. Gerald Shonstone & Partners,
26, Bloomsbury Square,
WC1A 7PL.

Date **2 OCT 1975**

Your reference **8661/995/102**

Our reference **CEP/115/94/C/HO 778**

Telephone inquiries to:

Mr. Rowby

Ext.

Dear Sir(s) or Madam,

**Town and Country Planning Act 1971
Listed Building Consent (Conditional)**

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the under-mentioned Schedule, subject to the conditions set out therein.

Your attention is drawn:-

- (a) to the Statement of Applicant's Rights set out overleaf;
- (b) to the provisions of the London Building Act, 1930/39 and the bye-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office.

The consent is given subject also to due compliance with the Town and Country Planning Act, any local Acts, regulations, building bye-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

SCHEDULE

Date of application: **5th March 1976**
Plans submitted: Reg. No: **103.778** Your No: **8661/1, 2, 6A, 7A, 8A, 9A, 10A, 11B, 12C & 13**
Development: **28/29, 37 and 38, Bedford Square, U.C.1.**

The demolition of the rear parts of the buildings (facing on to Parson's Street) at 28, 29, 32, 33, 37 and 38 Bedford Square and alterations to the rear elevations of the main buildings at 28/29, 37 and 38 Bedford Square including the construction of lift tower extensions.

All correspondence to be addressed
to the Director of Planning and
Communications.

Conditions:

See attached sheet

Reasons for Conditions:

See attached sheet

(Duly authorised by
the Council to sign
this Document)

Statement of Applicant's Rights Arising from Granting of Permission Subject to Conditions

1. If the applicant is aggrieved by the decision of the local planning authority to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State, Department of the Environment, Whitehall, London, SW1, in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed works are in progress.
2. If listed building consent is granted subject to conditions whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the County Borough, County District or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 190 of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 172 of the Town and Country Planning Act 1971.

Conditions:

1. Details of the following shall be submitted to and approved by the local planning authority (in consultation with officers of the Historic Buildings Division of the Greater London Council) before the commencement of work:-
 - (i) The Bayley Street elevation of No. 28 Bedford Square
 - (ii) Internal elevations of the Morwell Street buildings including the linking blocks to the rear of the Bedford Square buildings
 - (iii) The rear elevations of the Bedford Square houses
2. That sample panels of brickwork in respect of Nos. 28 to 33, 37 and 38 Bedford Square both for extensions, link blocks and Morwell Street elevations, shall be prepared and approved by the local planning authority (in consultation with officers of Historic Buildings Division of the G.L.C) before commencement of work, and maintained on site for the duration of the works.
3. That joinery details in respect of the fenestration and doors to the Morwell Street frontages of Nos. 28, 29, 32, 33, 37 and 38 and of the fenestration of rear extensions to Nos. 28 to 33, and 38 shall be submitted to and approved by the local planning authority (in consultation with officers of the Historic Buildings Division of the G.L.C) before work is commenced.
4. That samples of roofing slates to be used at Nos. 37 and 38 be submitted to and approved by the local planning authority (in consultation with officers of the Historic Buildings Division of the G.L.C) before work is commenced.
5. That all new work and work of making good both internally and externally to Nos. 28 to 33, 37 and 38 shall be executed to match the original work as regards materials, profile, and texture and in the case of brickwork face bond and pointing.

Reasons for Conditions:

- 1-5 In order to protect the special architectural and historic characteristics of the buildings and the Bloomsbury Conservation Area generally.