

Mr Colin Lavelle
Slater Michael
Bedford House
3 Bedford Street
london
WC2E 9HD

Application Ref: **2010/5978/L**
Please ask for: **Tina Garratt**
Telephone: 020 7974 **2537**

14 March 2011

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
1 Bedford Square
London
WC1B 3RB

Proposal:
Installation of brick support piers and concrete reinforcement to existing vaults.

Drawing Nos: ~~Location-plan~~; 001-Rev:P1; 002-Rev:P2; SK001;

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.

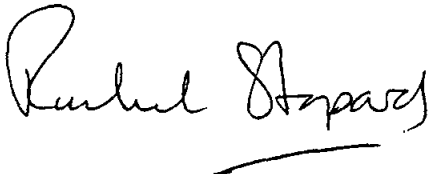
Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

Delegated Report		Analysis sheet	Expiry Date:	30/12/2010		
		N/A / attached	Consultation Expiry Date:	09/12/2010		
Officer		Application Number(s)				
Tina Garratt		2010/5978/L				
Application Address		Drawing Numbers				
1 Bedford Square London WC1B 3RB		Refer to decision notice				
PO-3/4	Area Team Signature	C&UD	Authorised Officer Signature			
14/3		14/3	[Signature]			
Proposal(s)						
Installation of brick support piers and concrete reinforcement to existing vaults						
Recommendation(s):						
Grant listed building consent						
Application Type:		Listed Building Consent				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Joining Occupiers:	No. notified	07	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:		<p>Neighbours were consulted by letter. No responses were received.</p> <p>A press notice, published on 15/11/2010 expired on 06/12/2010 and a site notice was put up on 18/11/2010 which expired on 09/12/2010. No responses were received.</p> <p>English Heritage authorised the Local Planning Authority to determine the application as set out in their letter dated 22.02.2011.</p> <p>The Secretary of State's authorisation was issued on 25.02.2010 and received by the Council on 28.02.2011.</p>				
CAAC/Local groups* comments: *Please Specify		The Bloomsbury CAAC advised they had no comments to make.				

Site Description

1 Bedford Square is a Grade I listed building, which forms part of a terrace of 19 houses dating from c.1766, located on the north east side of the Square within the Bloomsbury Conservation Area. The 3 vaults are located beneath the public highway in front of the property and are accessed via a gate set within the railings which align the street. The vaults are not visible from the public realm.

Relevant History

No relevant planning history.

Relevant policies

LDF Core Strategy and Development Policies

- CS14
- DP25

Assessment

1 Bedford Square is a Grade I listed building which forms part of a terrace of 19 houses dating from c.1766, located on the north east side of the Square within the Bloomsbury Conservation Area. Bedford Square is one of the most significant and complete examples of a Georgian square remaining in London. Its national importance is highlighted by the grade I listing of all the properties fronting the square. Despite the impact of traffic along Gower Street the Square remains a relatively intimate space with the degree of enclosure enhanced by the large mature trees and landscaping within the oval gardens. Although built as a residential square it is now occupied by offices, apart from the Architectural Association School.

The terraces are three storeys high with basements and attics. The front elevations are particularly notable as they were designed as a whole to give a sense of architectural unity and harmony to the square. The elevations are constructed of yellow stock brick with tuck pointing and have a central stucco pedimented element and a rusticated base. Each of the properties have 3 vaults to the front of the properties which are located beneath the highway. They are accessed from doorways at basement level or via a staircase leading from street level. The vaults to No.3 are of varying sizes and are in use as storage areas.

The application has been submitted following observations from Camden Highways Department in relation to road loading to the vaults as a result of the Cross Rail works and the associated diversion of buses. The occupiers of the building were aware that the vaults were already suffering from damage associated with works to a water main in the highway above which had resulted in a hole within the crown of the central vault causing significant water ingress, vertical downward displacement of the central section of the large vault and significant cracking in the rendered internal finish of the small vault. As a result of these investigations, a temporary support had been installed as a short term measure.

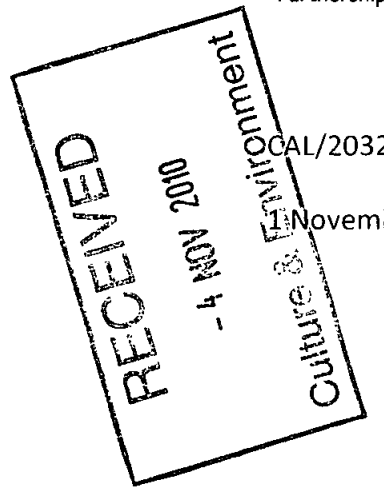
The proposals put forward with this application seek to present a long term solution to address (i) the temporary scaffold support installed as a result of the high voltage power cable issue and (ii) the problems associated with the additional loading caused by the buses. It is proposed to strengthen the arched brick vaults by introducing a load relieving slab above the 2 larger vaults and an internal longer term system of support within the smaller vault, as shown on drawings 2/5021/001 (as existing) and 002 (works proposed). As part of the works, the hole formed in the crown of the central vault as a result of the damage from the water main will be repaired using matching second hand bricks using lime mortar and slate packing. English Heritage has advised the works and methods of the approach proposed are acceptable.

The causes of the problems have been satisfactorily assessed, all options fully considered and the proposals have been fully justified. The proposals will not harm the special interest of the listed building and are therefore considered acceptable and in accordance with CS14 and DP25 of the LDF. As a result it is recommended that listed building consent should be granted.

Bedford House, 3 Bedford Street
London WC2E 9HD
telephone : 020 7836 4884
facsimile : 020 7240 2978
e-mail : info@slatermichael.com
web : www.slatermichael.com

Partnership No. OC304087

Planning Services
Camden Town Hall
Argyle Street
London EC1H 8EQ



Dear Sirs

1 Bedford Square, London, WC1B 3RB: Front Basement Vaults

I act as Building Surveyor for Cameron Mackintosh Limited who own and occupy 1 and 2 Bedford Square.

I wish to submit an application on their behalf for listed building consent for repair work to the three front basement vaults to 1 Bedford Square located beneath the pavement and roadway.

In the first instance, I feel it is necessary to give some historical background information on why the work is required. My client was alerted in February 2008 to subsidence in the roadway outside their property in Bedford Square by highway engineers for Camden, see letter attached. This prompted an investigation into the cause of the subsidence and it was found that Thames Water had damaged the brick arches to the vaults when laying a new water main in the road and had failed to notify my client. The damage was further exacerbated by the constant bus traffic in the 24 hour bus lane in Bedford Square/Gower Street.

Whilst matters were being dealt with through Thames Water and insurers, my client came under pressure from the Camden highways department to instigate the repairs as soon as possible as additional bus routes were to be diverted down Gower Street/Bedford Square due to the Crossrail works being undertaken at Tottenham Court Road. However, our investigations, including excavating trial holes in the roadway to ascertain the extent of repairs found that a major EDF cable was located in the affected area and this prevented the remedial works from being undertaken late last year. As a consequence we instigated temporary support works to the vaults and deferred the works until advised by highways that it would be in order to undertake permanent repairs when the traffic restrictions were lifted. This is due to occur shortly and we therefore wish to apply for listed building consent for the works as detailed on the attached drawings prepared by our client's structural engineers Scott Wilson.

- **Architecture & Design**
- **Building Surveying**
- **Project Management**

Partners Robin Slater Julian M Andrusiw MRICS
Associates Colin A Lavelle MRICS
Chris Whitehead MRICS

Late in 2009 I had e mail correspondence with Joanne Ecclestone, Manager in the Conservation and Urban Design Team at Camden on these matters and she advised that listed building consent for the work would be required. You will note that works to the smaller vault require the construction of internal brick piers and pre cast concrete lintels. This part of the design occurs close to the EDF cable. Initially it was hoped that the cable could be sleeved and encased in concrete but such works are not allowed by EDF and this has prompted the design as shown on the drawings.

I trust that enough information has been provided to enable you to consider the application. I would be happy to meet with a representative on site to consider the proposals in more detail.

I look forward to hearing from you.

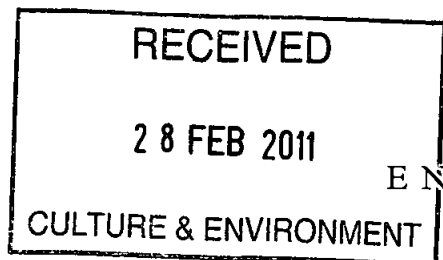
Kind regards

Yours sincerely

A handwritten signature in black ink, appearing to read 'Colin A Lavelle', written in a cursive style.

COLIN A LAVELLE MRICS
For and on behalf of Slater Michael LLP

Enc.



ENGLISH HERITAGE
LONDON REGION

Ms Tina Garratt
London Borough of Camden
Town Hown
Argyle street
London
WC1H 8ND

Direct Dial: 0207 973 3777
Direct Fax: 0207 973 3792
Our ref: L00094981

22 February 2011

Dear Ms Garratt

**Planning (Listed Buildings and Conservation Areas) Act 1990
Notification under Circular 01/2001**

Authorisation to Determine an Application for Listed Building Consent as Seen Fit

**1 BEDFORD SQUARE, LONDON, CAMDEN, GREATER LONDON, WC1B 3RB
Application No 2010/5978/L**

Applicant: Cameron Mackintosh Ltd
Grade of building(s): I
Proposed works: Installation of brick support piers and concrete reinforcement to existing vaults

Drawing numbers: Letter from John Lee of Clancy Consulting dated 21 February 2011; 2/5021/LO/JL/JT; 001 Rev P1; 002 Rev P2; SK001; D124263-001 Rev T2, 002 T2

Date of application: 1 November 2010
Date of referral by Council: 23 November 2010
Date received by English Heritage: 23 November 2010
Date referred to GOL: 22 February 2011

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.



ENGLISH HERITAGE
LONDON REGION

Yours sincerely

Claire Brady

Claire Brady

Senior Historic Buildings and Areas Adviser

E-mail: claire.brady@english-heritage.org.uk

NB: This authorisation is not valid unless it has been appropriately endorsed by the Secretary of State.

The Secretary of State has
considered the information given
above and does not intend to
require the application concerned
to be referred to him

Signed

Date

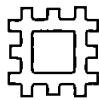
[Signature]
25/2/11



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.



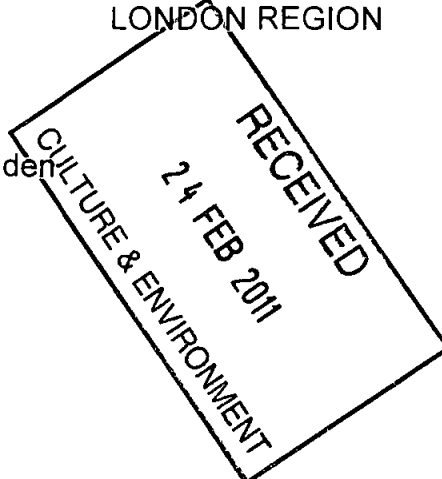
ENGLISH HERITAGE
LONDON REGION

Ms Tina Garratt
London Borough of Camden
Town Hown
Argyle street
London
WC1H 8ND

Direct Dial: 0207 973 3777

Direct Fax: 0207 973 3792

Our ref: **W:** L00094981



22 February 2011

Dear Ms Garratt

**Planning (Listed Buildings and Conservation Areas) Act 1990
Notification under Circular 01/2001
Application for Listed Building Consent**

**1 BEDFORD SQUARE, LONDON, CAMDEN, GREATER LONDON, WC1B 3RB
Application No 2010/5978/L**

Thank you for your letter of 23 November 2010 notifying English Heritage of the scheme relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

We have therefore drafted the necessary letter of authorisation (draft attached) for your Council to determine the application as you see fit and referred the case to Communities & Local Government, Planning Casework (London). Subject to the Secretary of State not directing reference of the application to him, they will return the letter of authorisation to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

Please note that this response relates to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3735).



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001

www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies



ENGLISH HERITAGE
LONDON REGION

Yours sincerely

Claire Brady

Senior Historic Buildings and Areas Adviser

E-mail: claire.brady@english-heritage.org.uk

Enc: Draft letter of authorisation

List of documents received by English Heritage

1 BEDFORD SQUARE, LONDON, CAMDEN, GREATER LONDON, WC1B 3RB
Application No 2010/5978/L

Letter from John Lee of Clancy Consulting dated 21 February 2011; 2/5021/LO/JL/JT;
001 Rev P1; 002 Rev P2; SK001; D124263-001 Rev T2, 002 T2



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.



ENGLISH HERITAGE
LONDON REGION

Ms Tina Garratt
London Borough of Camden
Town Hown
Argyle street
London
WC1H 8ND

Direct Dial: 0207 973 3777
Direct Fax: 0207 973 3792

Our ref: L00094981

22 February 2011

Dear Ms Garratt

**Planning (Listed Buildings and Conservation Areas) Act 1990
Notification under Circular 01/2001**

**Authorisation to Determine an Application for Listed Building Consent as Seen
Fit**

**1 BEDFORD SQUARE, LONDON, CAMDEN, GREATER LONDON, WC1B 3RB
Application No 2010/5978/L**

Applicant: Cameron Mackintosh Ltd
Grade of building(s): I
Proposed works: Installation of brick support piers and concrete reinforcement to existing vaults

Drawing numbers: Letter from John Lee of Clancy Consulting dated 21 February 2011; 2/5021/LO/JL/JT; 001 Rev P1; 002 Rev P2; SK001; D124263-001 Rev T2, 002 T2

Date of application: 1 November 2010
Date of referral by Council: 23 November 2010
Date received by English Heritage: 23 November 2010
Date referred to GOL: 22 February 2011

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST
Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.



ENGLISH HERITAGE
LONDON REGION

Yours sincerely

Claire Brady

Claire Brady

Senior Historic Buildings and Areas Adviser
E-mail: claire.brady@english-heritage.org.uk

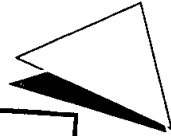
NB: This authorisation is not valid unless it has been appropriately endorsed by the Secretary of State.



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3000 Facsimile 020 7973 3001
www.english-heritage.org.uk

English Heritage is subject to the Freedom of Information Act. All information held by the organisation will be accessible in response to a Freedom of Information request, unless one of the exemptions in the Act applies.



Clancy
CONSULTING

Birmingham • Liverpool • London • Manchester • Newcastle • Norwich • Reading

RECEIVED

22 FEB 2011

CULTURE & ENVIRONMENT

With Compliments

Attn: Tina Garratt
Conservation & Urban Design Officer
London Borough Of Camden
Development Control Planning Services
6th Floor, Town Hall Extension
Argyle Street
LONDON
WC1H 8ND

Sardinia House
52 Lincoln's Inn Fields
London
WC2A 3LZ

T: 020 3077 0970
F: 020 3206 0090

E: enquiries@clancy.co.uk
W: www.clancy.co.uk

OUR REF: 2/5021 / LO / JL / JT
YOUR REF:

February 21, 2011

Claire Brady
Senior Historic Buildings and Areas Advisor
English Heritage
1 Waterhouse Square
138-142 Holborn
London
EC12ST

Dear Claire,

1 BEDFORD SQUARE, LONDON
BASEMENT VAULTS

Further to our meeting on Friday 4th February 2011, I have below summarised the recent history of the vaults, the assessment of the vaults, the introduction of temporary support, and the subsequent notice from Camden Highways Department regarding their observations and the road loading to the vaults. This letter should be read in conjunction with our drawings 2/5021/001 and 002 and the Cameron Taylor report referred to below (previously issued).

The first issue that brought attention to the vaults was damage caused in association with the works to a water main in the highway above the vaults. This resulted in a hole being formed within the crown of the central vault, which allowed significant water ingress.

The inspection carried out to review the issues with the central vault included the inspection of the large and small vaults to either side of the central vault (report 08109300DST 1 Bedford Square Vaults by Cameron Taylor dated 22 July 2008). This identified heaving to the large vault, i.e. a vertical downward displacement of the central section of the vault below the road and significant cracking in the rendered internal finish of the small vault to the area below the road. This inspection identified the need for urgent temporary support, while a longer term solution was considered. A system of scaffold temporary support was introduced.

A design for a load relieving slab above the vaults was developed with Highways Department approval being obtained. The results of services investigations carried out in parallel with the structural design development identified several minor issues that could be accommodated, but one significant issue relating to a high voltage electrical cable. The cable passed over the small vault and it was not possible to switch off the power to this cable and hence there was an exclusion zone identified in relation to working in proximity to the cable. This constraint precluded the forming of a load relieving slab above the small vault.

As a result of the Cross Rail works and the associated diversion of buses, additional bus use of the road outside 1 Bedford Square was identified by Camden Council Highways Department. They issued a notice to building owners along the road asking them to ensure their vaults were in a sound condition. In particular they had noticed the shallow depression correlating with the large vault and scaring of the road surface correlating to the central vault of 1 Bedford Square.

CONSULTING
ENGINEERS

Civil / Structural
Building Services
Sustainability
Building Surveying
GeoEnvironmental

Sardinia House
52 Lincoln's Inn Fields
London
WC2A 3LZ
Tel: 020 3077 0970
Fax: 020 3206 0090

www.clancy.co.uk
enquiries@clancy.co.uk

ALSO AT:

BIRMINGHAM
Tel: 0121 200 7800
Fax: 0121 200 7810

GLASGOW
Tel: 0141 222 1720
Fax: 0141 222 1721

LIVERPOOL
Tel: 0151 227 5300
Fax: 0151 255 0577

MANCHESTER
Tel: 0161 613 6000
Fax: 0161 613 6099

NEWCASTLE-UPON-TYNE
Tel: 0191 221 0702
Fax: 0191 221 0703

NORWICH
Tel: 01603 305190
Fax: 01603 305191

PRESTWICK
Tel: 01292 475375
Fax: 01292 475444

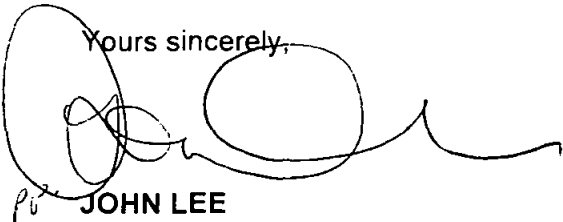
READING
Tel: 0118 941 7888
Fax: 0118 941 7885

Clancy Consulting Ltd.
Registered Office:
2 Dunham Road, Altrincham
Cheshire WA14 4NX
Registered in England
No: 3693529

The time involved in seeking to resolve the high voltage power cable issue precluded putting in place a long term solution to the vaults condition before the bus diversion was programmed to start. An inspection of the original temporary scaffold support to the arch concluded that it had fulfilled its original design intent but had been in place for longer than originally anticipated and required maintenance. This work was carried out in the later part of 2010, just prior to the bus diversions taking place.

To address the high voltage power cable above the small vault, an alternative scheme was developed. This provided a load relieving slab to the two larger vaults and an internal longer term system of support within the smaller vault. This is the proposal that has been submitted for Listed Building consent. Please refer to the enclosed description of the proposed works and drawings 2/5021/001 and 002.

Yours sincerely,



JOHN LEE
for and on behalf of
CLANCY CONSULTING LTD.

Enc. Clancy Drawing Nos. 2/5021 001 & 002
Proposed Works Sheet

c.c. Tina Garratt – Conservation and Urban Design Officer, Camden (+ encs)

c.c. Kat Bailey – Cameron Mackintosh (+ encs)

c.c. Colin Lavelle – Slater Michael LLP (+ encs)

OUR REF: 2/5021 / LO / JL / JT

YOUR REF:

February 21, 2011

1 Bedford Square – Proposed works to the vaults below the highway

The description given below should be read in conjunction with the following drawings:

1. 2/5021/001
2. 2/5021/002

The proposed works comprise of two principal forms.

The first being the construction of a load relieving reinforced concrete slab placed above vaults 1 and 2 but separated from the extrados of the vault. The slab would place the loads back to the vertical walls of the vaults following the original load path and founding condition.

The other form is a system of internal support to vault 3 (the vault below the high voltage electrical cable), this would provide a long term robust and durable support. It would be separated by a membrane from the vertical walls and intrados of the arch and be removable when an opportunity to extend the load relieving slab above vault 3 is available.

During these works the hole formed in the crown of vault 2 would be repaired using matching second hand brickwork, lime mortar and slate packing to ensure fit. The Newton lathing drainage membrane will be reintroduced to vaults 1 and 2 where it was removed to accommodate the temporary support.

Prior to undertaking any of these works, opening up and inspection as detailed on drawing 001 will be carried out. The bearing for the load relieving slab will be investigated and the vaults to either side of 1 Bedford Square inspected. The need for a new foundation to the internal support within vault 3 will be investigated by the forming of a trial pit.

Date: 20 February 2008
Enquiries to: Nirmal Chelliah
Telephone: 020 7974 2016



Engineering Service
London Borough of
Camden
Camden Town Hall
Argyle Street
London
WC1H 8EQ

Tel 020 7974 4444
Fax 020 7974 6952/5654
DX 2106 Euston
Minicom 020 7974 6866
www.camden.gov.uk

Owner/Occupier

Dear Sir or Madam

Condition of carriageway at Gower Street, Bloomsbury Street and Bedford Square

Following various enquiries from highway users, residents and local groups about the condition of the carriageways in the streets mentioned above, I feel it is necessary to explain the Council's position and the way forward.

There has been an ongoing problem of carriageway failure particularly in the bus lanes over the last two years; various permanent reinstatements have been carried out, however these have been without much success.

Further investigations have now taken place to ascertain the reason for these failures and it has been identified that the failures are due to weakening of the cellar structures under the carriageway. The cellars to most of the properties on these roads extend well into the bus lane.

The responsibility for the structural integrity and maintenance of the cellars is with the property owner or lessee (depending on the type of lease).

Unfortunately as the Highways Authority, we must first serve notice under Section 180 of the Highways Act 1980 that the property owner has to either strengthen the cellar to take the loading, or brick the cellar and fill with concrete.

After notice has been served, failure to carry out these works may result in the Council carrying out any necessary remedial works and recharging the property owner.

You are kindly requested to contact Nirmal Chelliah as soon as possible or no later than the 28 March 2008, on the number above to discuss this situation.

Yours sincerely

message left with Ashia on 11-3-08
Ashia

Martin Reading
Team Manager
Highway Engineering
Engineering Service

Rachel Stopard
Director



Awarded for excellence



INVESTOR IN PEOPLE

Tina G.



REQUEST FOR COMMENTS/OBSERVATIONS FROM:

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1680
Textlink 020 7974 6866

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

Please send in your comments by email to env.devcon@camden.gov.uk, submit comments directly when viewing the application on the web ("view related documents - my submissions") or alternatively, fax your comments to us on 0207 974 1680 Please make it clear which CAAC you are representing.

Bloomsbury CAAC

1 Bedford Square
London
WC1B 3RB

Application ref: 2010/5978/L
Associated ref(s):
Date of consultation: 23 November 2010

Proposal: Installation of brick support piers and concrete reinforcement to existing vaults

Comments: OBJECT NO OBJECTION COMMENT
(Please tick as appropriate)

No comment

Signed: *[Signature]* for BCAAC Date: 19.1.11.

If you would like to discuss the above application in more detail, please telephone Tina Garratt of Urban Design & Renewal. on 020 7974 2537.

All comments and returned plans, should be sent within 21 days to:



INVESTOR IN PEOPLE

Director of Culture & Environment
Rachel Stopard

November 23, 2010

Tina Garratt, Development Control, Planning, Environment Department, Camden Town Hall, Argyle Street, London WC1H 8ND.

2010/5978/L



Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No. Fee

Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional): CAMERON MARKINTOSH LTD

Unit: House number: 1 House suffix:

House name:

Address 1: BEDFORD SQUARE

Address 2: LONDON

Address 3:

Town:

County:

Country:

Postcode: WC1B 3RB

2. Agent Name and Address

Title: MK First name: COLIN

Last name: LAVELLE

Company (optional): SLATER MICHAEL

Unit: House number: 3 House suffix:

House name: BEDFORD HOUSE

Address 1: BEDFORD STREET

Address 2: LONDON

Address 3:

Town:

County:

Country:

Postcode: WC2E 9HD

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

It is proposed to strengthen the arched brick vaults to the basement front elevation located on Bedford Square. Subsidence to the roadway has occurred and temporary propping has been installed for the last 12 months whilst LB Camden carry out temporary traffic management works in the area.

JOHN LEE
07866 431548

3. Description of Proposed Work (continued)

Has the work already started without consent? Yes No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent? Yes No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? Yes No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known; and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?
 (a) a member of staff Yes No
 (b) an elected member Yes No
 (c) related to a member of staff Yes No
 (d) related to an elected member Yes No

If Yes, please provide details of the name, relationship and role

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	Brick	Engineering brick support piers	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	Brick Arches	Reinforced with concrete	<input type="checkbox"/>	<input type="checkbox"/>
Chimney	N.A.		<input type="checkbox"/>	<input type="checkbox"/>
Windows	N.A.		<input type="checkbox"/>	<input type="checkbox"/>
External doors	N.A.		<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	see roof		<input type="checkbox"/>	<input type="checkbox"/>
Internal walls	Damp proofing lining as existing	To be reinstated	<input type="checkbox"/>	<input type="checkbox"/>
Floors	NA		<input type="checkbox"/>	<input type="checkbox"/>
Internal doors	NA		<input type="checkbox"/>	<input type="checkbox"/>
Rainwater goods	NA		<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	N.A.		<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing	N.A.		<input type="checkbox"/>	<input type="checkbox"/>
Lighting	NA	As existing	<input type="checkbox"/>	<input type="checkbox"/>
Others (add description)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans?

Yes

No

If Yes, please state plan(s)/drawing(s) references:

Scott Wilson Drawings D124263-001 T2 and -002 T2,
Site Location Plan SK001

10. Demolition

Does the proposal include the partial or total demolition of a listed building? Yes No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building: Yes No
- b) Demolition of a building within the curtilage of the listed building: Yes No
- c) Demolition of a part of the listed building: Yes No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, do the proposed works include: (you must answer each of the questions)

- a) Works to the interior of the building? Yes No
- b) Works to the exterior of the building? Yes No
- c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No
- d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

See attached plans. Works are to the original vaults located beneath the pavement / road in Bedford Square. No material works to the main house.

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I Ecclesiastical Grade I

Grade II* Ecclesiastical Grade II*

Grade II Ecclesiastical Grade II

Don't know

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes No Don't know

If Yes, please provide the result of the application:

14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:

The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable):

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

D. Green

Date (DD/MM/YYYY):

11/11/2010

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

02078364884

Country code: Mobile number (optional):

Country code: Fax number (optional):

02072402978

Email address (optional):

c.lavelle@slatermichael.com

19. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (*Please select only one*)

Agent Applicant Other (if different from the agent/applicant's details)

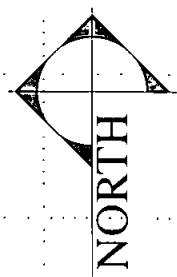
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

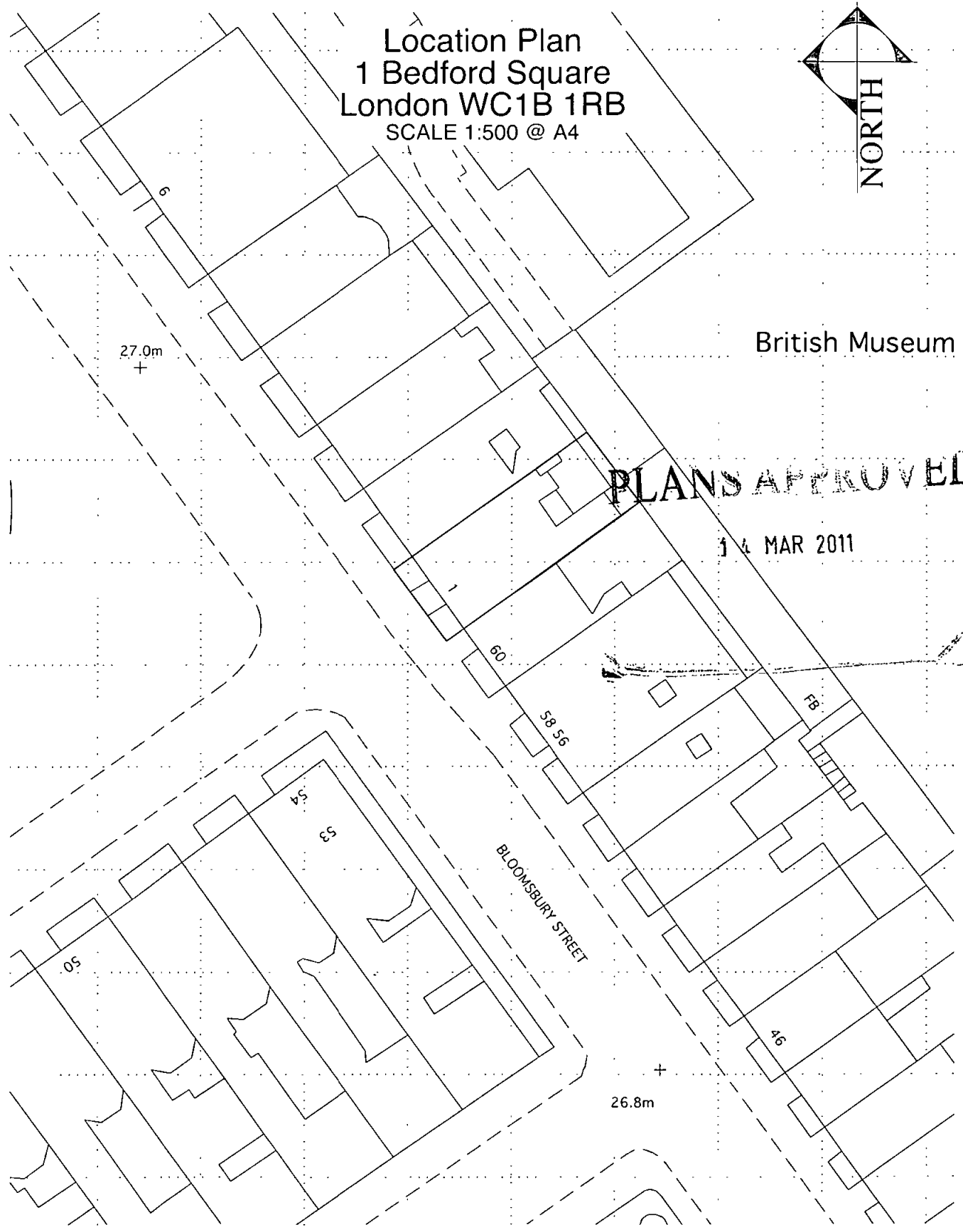
Location Plan
1 Bedford Square
London WC1B 1RB
SCALE 1:500 @ A4



British Museum

PLANS APPROVED

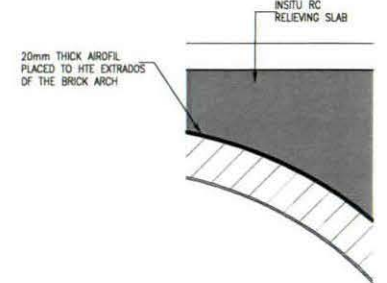
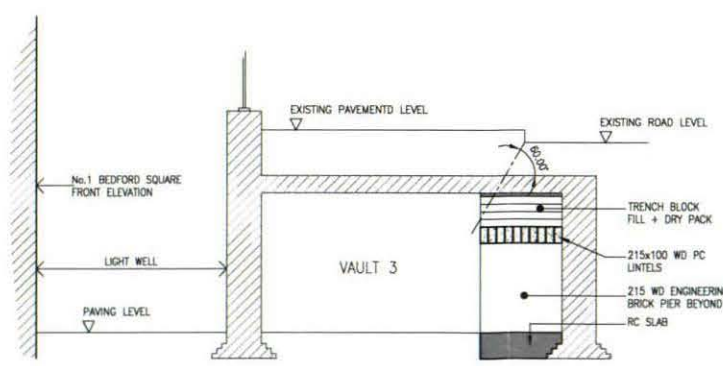
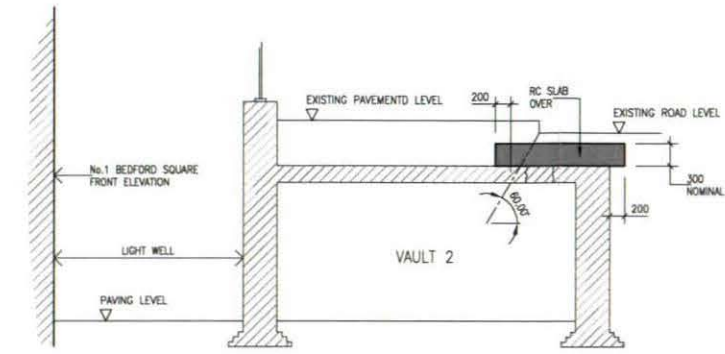
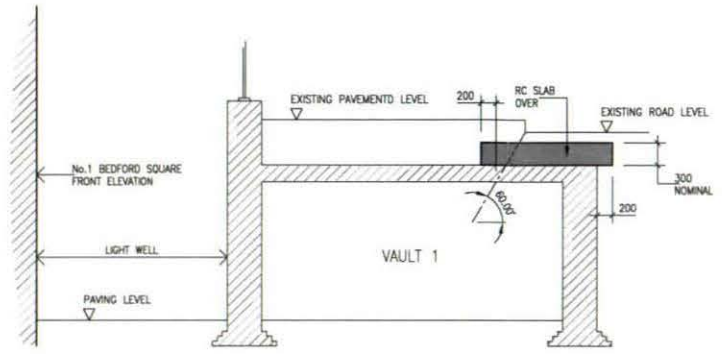
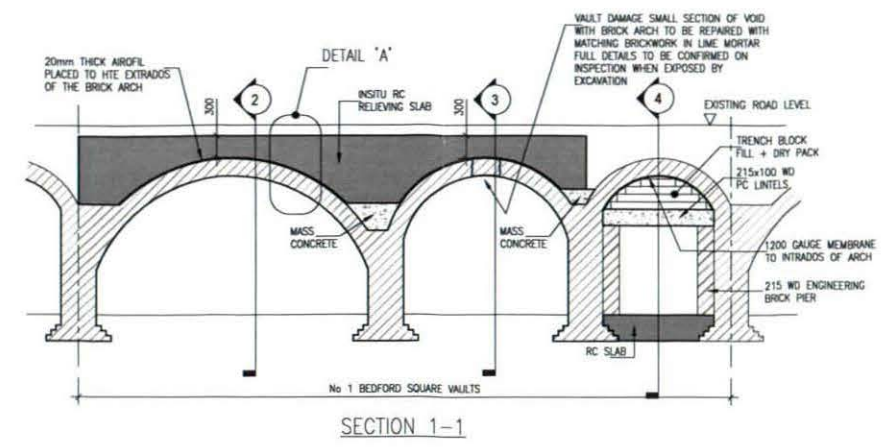
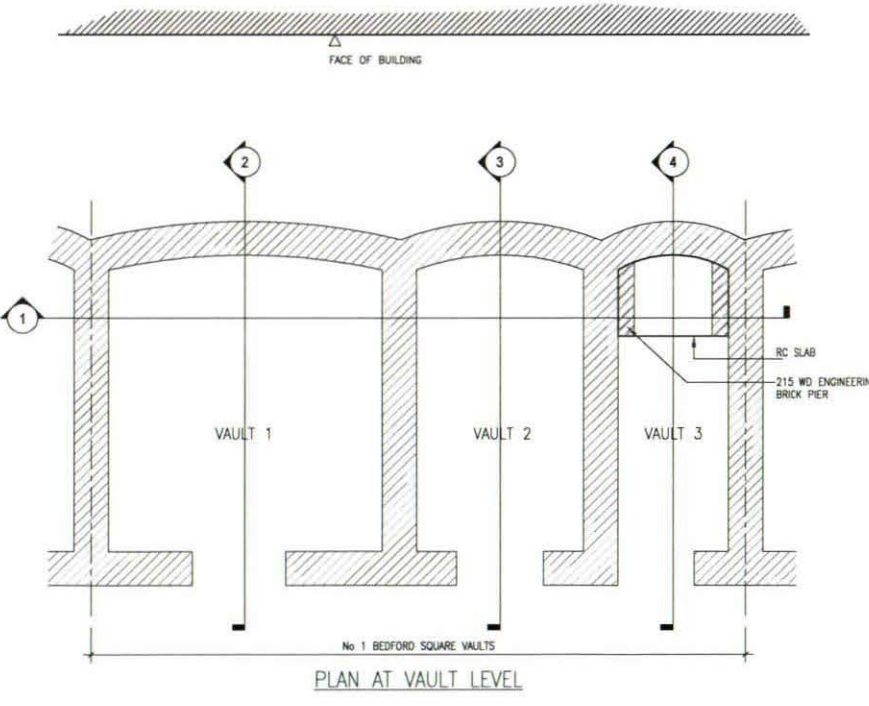
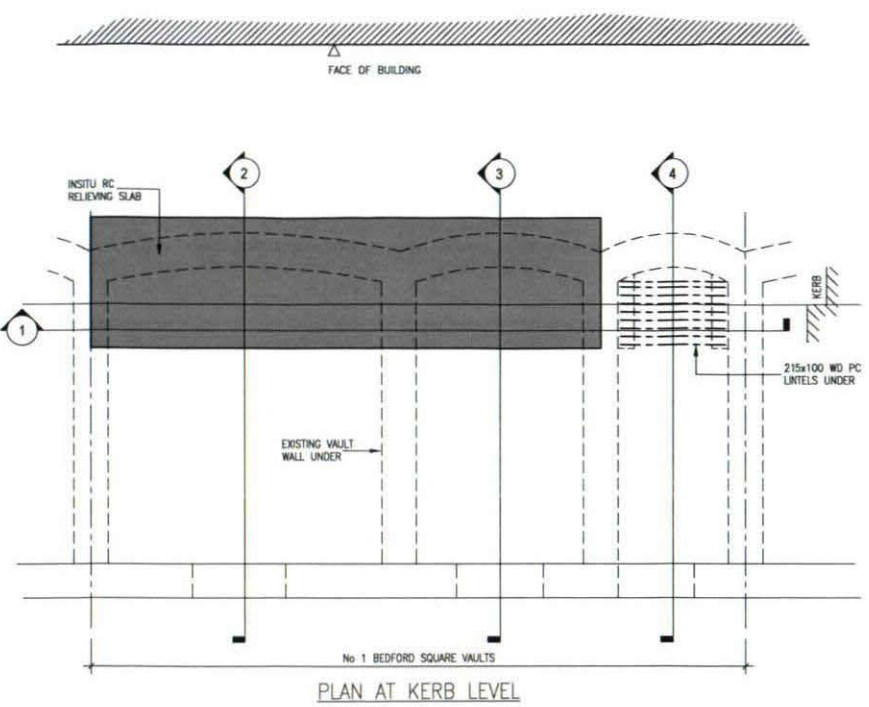
14 MAR 2011



FILE COPY
2010/5978/L

COPYRIGHT : THE COPYRIGHT OF THIS DRAWING IS VESTED IN CLANCY CONSULTING. IT SHALL NOT BE USED WITHOUT PERMISSION BY ANYONE FOR ANY PURPOSE. DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEER'S & ARCHITECT'S DRAWINGS & SPECIFICATIONS.

- NOTES**
- DO NOT SCALE, IF IN DOUBT ASK.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS, THE SPECIFICATION FOR THE WORKS, THE RELEVANT ARCHITECT'S DRAWINGS AND ANY OTHER SPECIALIST'S DRAWINGS.
 - REINFORCEMENT ASSESSMENT (THE BELOW IS AN ASSESSMENT AND IS SUBJECT TO REVISION FOLLOWING FINAL DESIGN)
 - VAULT 1 - 400kg
 - VAULT 2 - 150kg
 - VAULT 3 - 80kg
 - BAR TYPE T16 & T12



- CONCRETE**
- CONCRETE FOR BLINDING IS TO BE GRADE GEN1.
 - MASS CONCRETE TO BE GRADE FND3.
 - REINFORCED CONCRETE GRADE TO BE RC40.
 - ALL ABOVE IN ACCORDANCE WITH BS 8500
 - CONCRETE WITHIN VAULT 2 TO BE PLACED IN A MINIMUM OF 2 POURS WITH THE UPPER POUR FILLING THE DAMAGED BRICK ARCH RING TO THE UPPER SURFACE OF THE BRICK ARCH.
 - SHUTTERING TO BE BRACED TO THE VAULT SIDE WALLS TO RESIST HYDROSTATIC LOADS.
- REINFORCEMENT**
- ALL REINFORCEMENT TO BE GRADE 460 TYPE 2 UNLESS NOTED OTHERWISE.
 - H DENOTES HIGH YIELD BARS TO B.S. 4449. R DENOTES MILD STEEL BARS TO B.S. 4449.
 - CONCRETE COVER TO BE MAINTAINED BY THE USE OF CONCRETE OR PLASTIC SPACERS, PREWELDED CHAIRS, STOOLS ETC. BROKEN BRICKS OR TILES, ETC MAY NOT BE USED.
- PC LINTELS**
- PC LINTELS TO BE SUPREME CONCRETE R22A OR EQUAL APPROVED
- MASONRY**
- LOADBEARING BLOCKWORK TO HAVE A MINIMUM CHARACTERISTIC COMPRESSIVE STRENGTH OF 10N/mm² TO BS 5628 PART 1:1992 UNLESS NOTED OTHERWISE. TO BE TARMAC TRENCH BLOCK OR EQUAL APPROVED.
 - ENGINEERING BRICKS TO HAVE A CHARACTERISTIC COMPRESSIVE STRENGTH OF 50N/mm² TO BS 5628 PART 1:1992 UNLESS NOTED OTHERWISE. FURTHER DETAILS TO ARCHITECT'S SPECIFICATION.
 - MORTAR IN LOAD BEARING WALLS TO BE DESIGNATION (I) TO B.S.5628 PART 1:1992
- FOUNDATIONS**
- FOUNDATIONS SHALL BE TAKEN DOWN TO THE SPECIFIED FORMATION IN NATURALLY OCCURRING MATERIAL. THE FORMATION LEVELS SHALL BE INSPECTED BY THE ENGINEER AND THE LOCAL AUTHORITY PRIOR TO CASTING CONCRETE OR LAYING OF HARDCORE.


PLANS APPROVED
14 MAR 2011

TENDER DRAWING
THIS DRAWING IS FOR TENDER PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE. IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT

P1	CAE	JL	15.02.11	ISSUED FOR LISTED BUILDING CONSENT
REV.	BY.	CHKD.	DATE	DESCRIPTION
SARDINIA HOUSE, 52 LINCOLN'S INN FIELDS, LONDON, WC2A 3LZ TEL No. 020 3077 0970 FAX. No. 020 3206 0090				
CLIENT				
PROJECT 1 BEDFORD SQUARE VAULTS				
TITLE AREA REQUIRED FOR EARLY INSPECTION				SCALE 1:50
				APPROVED
JOB No. 2/5021	DRG No. 002	REV. P1	DATE DEC 09	
STATUS PRELIMINARY				

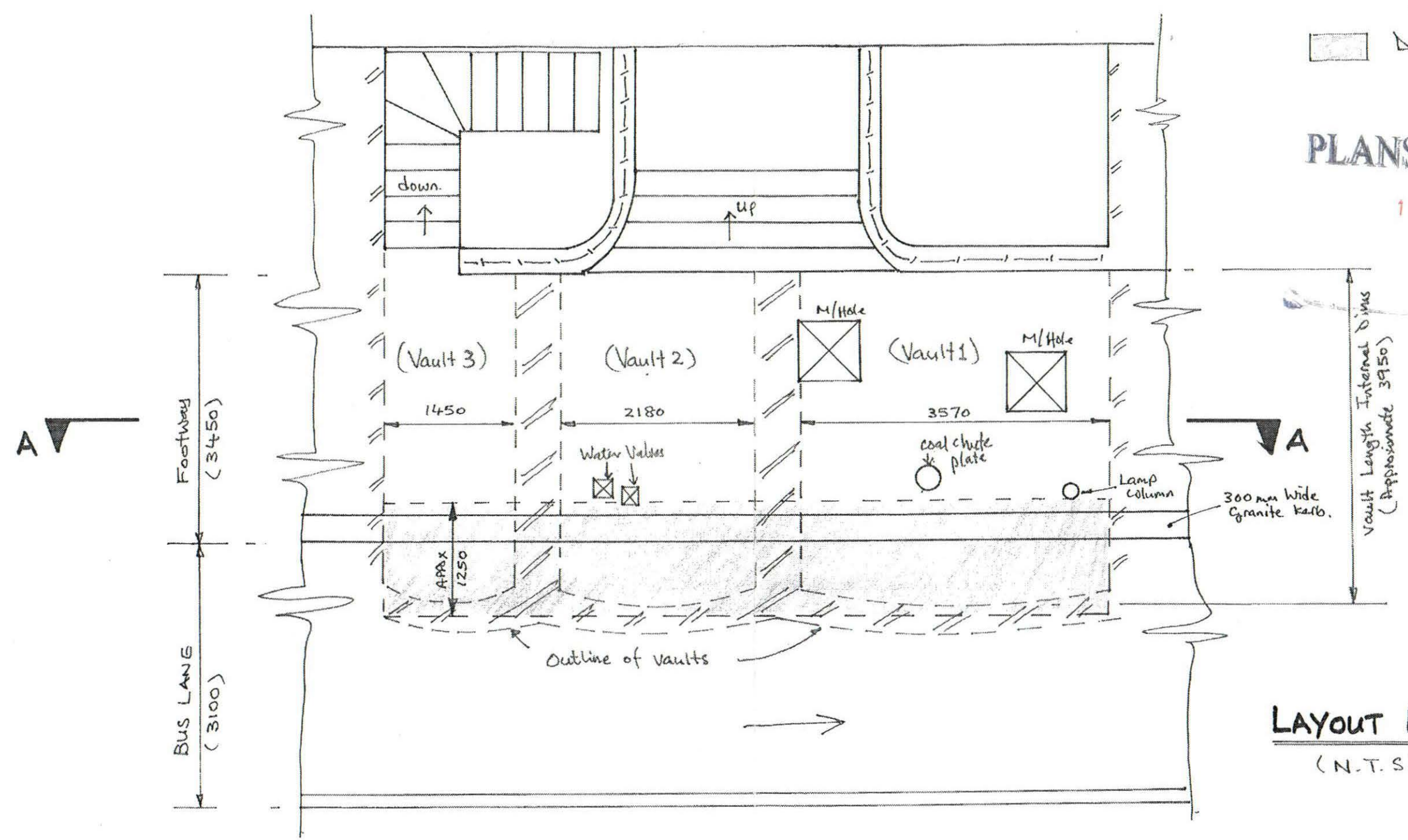
A1: J:\DWG\0851\2-1\DWG\2-4910\2-5000-999\2-5001\Drawings\Clancy Drawings\Live Drawings\2-5021-002.dwg, Feb 21 2011 12:45pm

Legend:

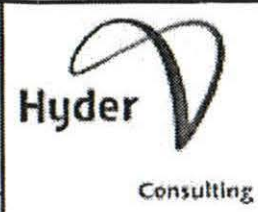
 Damaged arch

PLANS APPROVED

14 MAR 2011



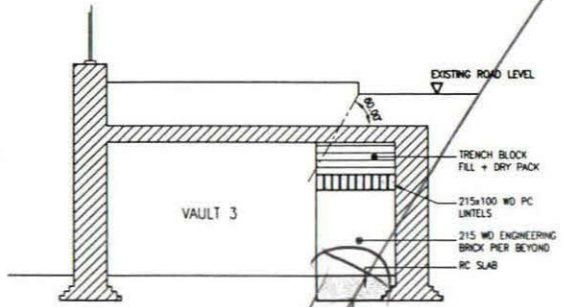
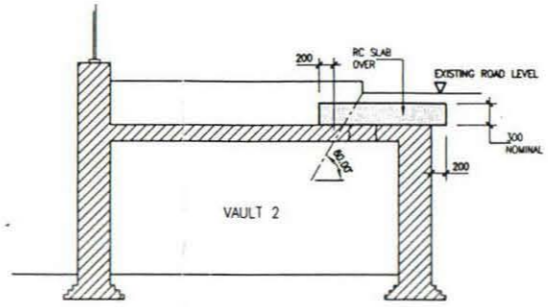
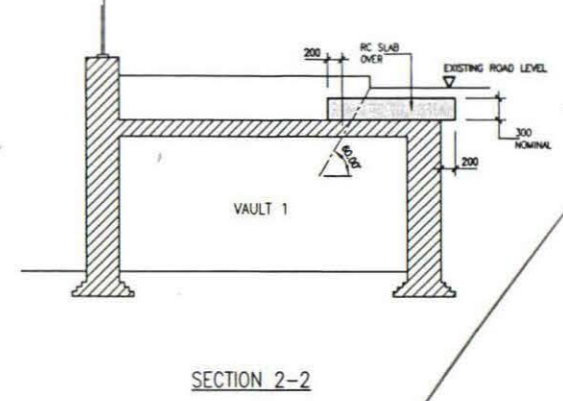
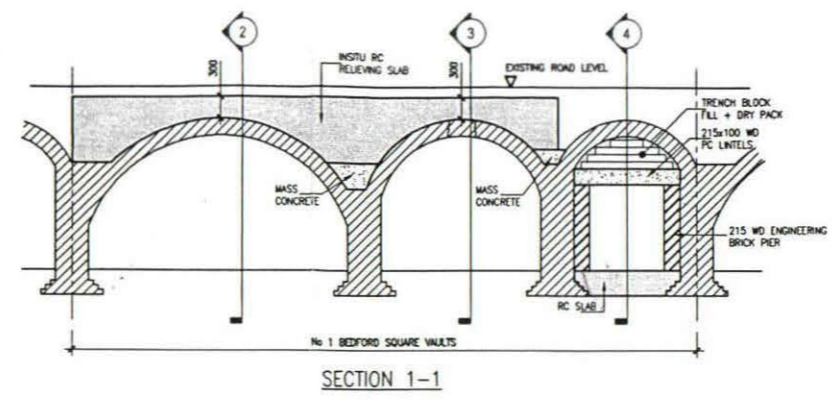
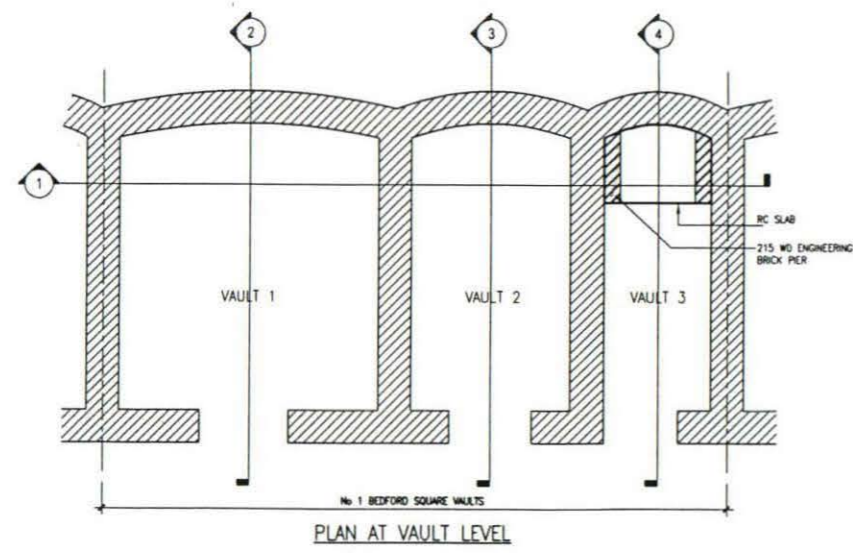
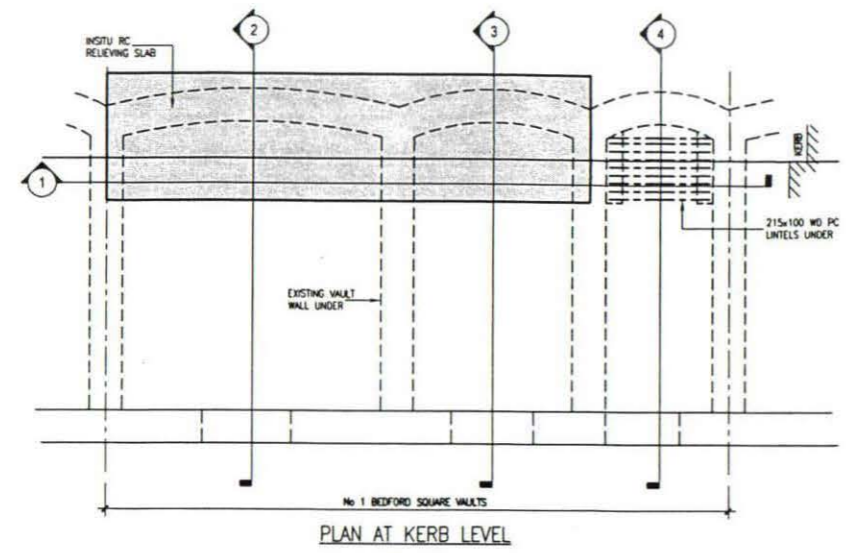
LAYOUT PLAN
(N.T.S.)

		Project				 HYDER CONSULTING (UK) LIMITED 29 BRESSENDEN PLACE London SW1E 5DZ Tel: +44 (0) 20 7316 6000 Fax: +44 (0) 7316 6125	
		1 BEDFORD SQUARE - ARCH REPAIR					
FOR AIP APPROVAL		Dkc	<i>[Signature]</i>	<i>[Signature]</i>	18 Sept '09	Title	
Issue	Description	Auth	Checked	Appd	Date	TEMPORARY WORKS DETAILS	
Scale	DO NOT SCALE	Datum				SHEET 1 OF 2	
		Project Code		Drawing No.		Issue	
		WM75000/LN504L/		SK001			

FILE COPY
20 10 / 5978 / L

This document has been prepared in accordance with the scope of Scott Wilson's appointment with its client and is subject to the terms of that appointment. Scott Wilson accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. Only written dimensions shall be used. © Scott Wilson Group PLC 2006

- NOTE:**
- DO NOT SCALE, IF IN DOUBT ASK.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS, THE SPECIFICATION FOR THE WORKS, THE RELEVANT ARCHITECT'S DRAWINGS AND ANY OTHER SPECIALIST'S DRAWINGS.
 - REINFORCEMENT WEIGHT ASSESSMENT (THE BELOW IS AN ASSESSMENT AND IS SUBJECT TO REVISION FOLLOWING FINAL DESIGN)
 - VAULT 1 - 400kg
 - VAULT 2 - 150kg
 - VAULT 3 - 80kg
- BAR TYPE T16 & T12



- CONCRETE**
- CONCRETE FOR BLINDING IS TO BE GRADE GEN1.
 - MASS CONCRETE TO BE GRADE FND3.
 - REINFORCED CONCRETE GRADE TO BE RC40.
 - ALL ABOVE IN ACCORDANCE WITH BS 8500
 - CONCRETE WITHIN VAULT 2 TO BE PLACED IN A MINIMUM OF 2 POURS WITH THE UPPER POUR FILLING THE DAMAGED BRICK ARCH RING TO THE UPPER SURFACE OF THE BRICK ARCH.
 - SHUTTERING TO BE BRACED TO THE VAULT SIDE WALLS TO RESIST HYDROSTATIC LOADS.
- REINFORCEMENT**
- ALL REINFORCEMENT TO BE GRADE 460 TYPE 2 UNLESS NOTED OTHERWISE.
 - H DENOTES HIGH YIELD BARS TO B.S. 4449. R DENOTES MILD STEEL BARS TO B.S. 4449.
 - CONCRETE COVER TO BE MAINTAINED BY THE USE OF CONCRETE OR PLASTIC SPACERS, PREWELDED CHAIRS, STOOLS ETC. BROKEN BRICKS OR TILES, ETC MAY NOT BE USED.
- PC LINTELS**
- PC LINTELS TO BE SUPREME CONCRETE R22A OR EQUAL APPROVED
- MASONRY**
- LOADBEARING BLOCKWORK TO HAVE A MINIMUM CHARACTERISTIC COMPRESSIVE STRENGTH OF 10N/mm² TO BS 5628 PART 1:1992 UNLESS NOTED OTHERWISE. TO BE TARMAC TRENCH BLOCK OR EQUAL APPROVED.
 - ENGINEERING BRICKS TO HAVE A CHARACTERISTIC COMPRESSIVE STRENGTH OF 50N/MM² TO BS 5628 PART 1:1992 UNLESS NOTED OTHERWISE. FURTHER DETAILS TO ARCHITECTS SPECIFICATION.
 - MORTAR IN LOAD BEARING WALLS TO BE DESIGNATION (ii) TO B.S.5628 PART 1:1992
- FOUNDATIONS**
- FOUNDATIONS SHALL BE TAKEN DOWN TO THE SPECIFIED FORMATION IN NATURALLY OCCURRING MATERIAL. THE FORMATION LEVELS SHALL BE INSPECTED BY THE ENGINEER AND THE LOCAL AUTHORITY PRIOR TO CASTING CONCRETE OR LAYING OF hardcore.

TENDER DRAWING:
 THIS DRAWING IS FOR TENDER PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE. IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT.

VAULT 2 WORKS REVISD FOLLOWING E.H. COMMENTS	DP/A	15/12/09	T2
TENDER ISSUE	DP/A	08/12/09	T1
Revision Details	By	Date	Suffix
	Check		

Drawing Status
TENDER

Job Title
1 BEDFORD SQUARE VAULTS

Drawing Title
PROPOSED SCHEME FOR VAULT PROTECTION AND SUPPORT

Scale at A1
 1:50

Drawn DP	Approved JL
Stage 1 check	Stage 2 check
Originated	Date DEC '09

Scott Wilson
 6-8 Greenock Place
 London
 SW1P 1PL
 Telephone (020) 7798 5000
 Fax (020) 7798 5001
 www.scottwilson.com

Drawing Number
D124263-002

Rev
T2

FILE COPY
 2010/597371