

Application ref: 2019/2720/L
Contact: Mark Chan
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Date: 12 July 2019

Development Management
Regeneration and Planning
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ARP Architects
31 Oval Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

21-23

Bedford Place

London

WC1B 5JJ

Proposal:

Internal alterations to all three properties at ground floor level.

Drawing Nos: PC PA1.10, PC PA1.21, PC PA1.31, PC PA1.32, PC PA1.34, PC PA2.21, PC PA2.22, PC PA2.23, PC PA2.31, PC PA2.32, PC PA2.34, PC PA2.35, PC PA2.36, PC PA2.37, PC PA2.38, PC PA2.39, PC PA2.40 and Heritage 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: PC PA1.10, PC PA1.21, PC PA1.31, PC PA1.32, PC PA1.34, PC PA2.21, PC PA2.22, PC PA2.23, PC PA2.31, PC PA2.32, PC PA2.34, PC PA2.35, PC PA2.36, PC PA2.37, PC PA2.38, PC PA2.39, PC PA2.40 and Heritage Statement (Received 07/05/2019)

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 All new joinery shall mimic the detailing of the original joinery (ie architraving, skirting boards, dado rails etc) 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.

Informative(s):

- 1 The application properties are three four-storey terraced buildings with stuccoed basement and ground floors with facing brickwork above on the west side of Bedford Place. The buildings date from c.1815 and are Grade II listed and within the Bloomsbury Conservation Area. The application properties host The Penn Club which is a members club open to non-members for B&B and has been operating from these properties since 1938.

The current proposals stem from a desire of the applicant to update and modernise the entrance, reception and common facilities on the ground floor and to improve the logistics of the properties.

The proposed works include the relocation of the reception area from under the main stairs in the passageway to the rear extension to the rear ground floor room. This involves the removal of the existing reception desk barrier; replacement of the existing light-weight 20th century partition in the back room with a counter; partial subdivision of the back room to create a back office and the creation of a luggage store plus general decoration and maintenance to the properties.

The principle of the work is not considered harmful to the special character and historic significance of the listed building.

As the quality of the work will have a direct impact on the appearance and character of the overall interior of the building, the Council's Conservation

Officer has recommended the addition of a condition which would require any new joinery to match the detailing of the original joinery (ie architraving, skirting boards, dado rails etc).

All the proposed works would be carried out internally and the exterior of the application properties would be untouched, thus it is considered there would be no impact on the external design, character and appearance of the host buildings.

No objections have been received prior to making this decision prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to 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 proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106

agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer