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Application Ref: **2019/4271/L**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

27 September 2019

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**22 Bedford Square**  
**London**  
**WC1B 3HH**

# DECISION

#### Proposal:

Internal and external alterations associated with demolition of existing link extension and erection of new link extension between main building and existing mews building to the rear.

Drawing Nos: Conservation Assessment dated March 2019, Design and Access Statement dated July 2019, 00.201 B, 00.202 B, 00.203 B, 00.204 A, 00.205 A, 00.206 B, 00.207 A, 00.208, 00.209 A, 00.210 A, 00.211 A, 00.212 A, 00.213 A, 00.214 A

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Conservation Assessment dated March 2019, Design and Access Statement dated July 2019, 00.201 B, 00.202 B, 00.203 B, 00.204 A, 00.205 A, 00.206 B, 00.207 A, 00.208, 00.209 A, 00.210 A, 00.211 A, 00.212 A, 00.213 A, 00.214 A

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Listed building consent is sought for the replacement of the existing extension at the site which links the host building (22 Bedford Square) with the existing four storey mews building to the rear which dates from the 1980's. Both buildings are currently in use as office space (Class B1). The proposal would provide improved meeting area and circulation space between the two buildings.

The 1980s link and mews buildings, whilst not detrimental to the setting of the original townhouse, cannot be said to have its architectural merits either and no objection is raised to its removal, subject to the suitable size and design of the replacement structure. The proposed extension represents an enlarged link structure in a contemporary architectural style with a faceted design which consists mainly of glazing with metal frames dividing each floor. The proposed scheme is considered to dilute the institutional look and feel of the rear courtyard and its surroundings whilst at the same time enhancing access to the courtyard space at several levels, which is welcomed.

Officers are satisfied that the overall size and scale of the proposed extension would not be harmful to the special interest and historic significance of the host building, particularly as it would largely match the size of the existing extension at the site. Whilst the proposal would be located to the rear of a Grade I Listed Building it would be attached to an existing rear extension which is a much later addition to the building and houses a lift shaft, thus no loss of original historic fabric would occur as a result of the development. No internal alterations are proposed. Furthermore, the proposal would be set back from the original rear elevation of the Listed Building to maintain a degree of openness to the rear of the site and to ensure the original form of the building can continue to be read.

Given the above, the proposed replacement extension is considered to represent a high quality, contemporary development that would not compromise the architectural significance and setting of the Grade I Listed Building. Design details and materials will be secured by condition

No objections were received following statutory consultation. The planning history of the site and surrounding area 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 proposal is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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.
- 3 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).
- 4 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.
- 5 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

Director of Regeneration and Planning

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**DECISION**