

Application ref: 2019/3534/L
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Development Management
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
22 Bedford Square
London
WC1B 3HH

Proposal:

Internal and external alterations including enlargement of existing mansard roof of rear mews building, enlargement of toilet block to rear lightwell, installation of mechanical plant to roof of toilet block and installation of AC units in rear lightwell.

Drawing Nos: 00.223 B, 00.220 A, 00.221 A, 00.222 A, 00.224 A, 00.225 A, 00.226 A, 00.227 A, 00.228 A, 00.229 A, 00.230 A, 00.231 A, 00.232 A, TPS/22BS/P/EL/M, TPS/22BS/P/R/M, TPS/22BS/P/3/4/M, TPS/22BS/P/1/2/E/M, TPS/22BS/P/LG/G/M, Conservation Assessment dated March 2019, Cover Letter dated 19/06/2019, Design and Historic Impact Assessment dated June 2019.

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: 00.223 B, 00.220 A, 00.221 A, 00.222 A, 00.224 A, 00.225 A, 00.226 A, 00.227 A, 00.228 A, 00.229 A, 00.230 A, 00.231 A, 00.232 A, TPS/22BS/P/EL/M, TPS/22BS/P/R/M, TPS/22BS/P/3/4/M, TPS/22BS/P/1/2/E/M, TPS/22BS/P/LG/G/M, Conservation Assessment dated March 2019, Cover Letter dated 19/06/2019, Design and Historic Impact Assessment dated June 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.

Informative(s):

- 1 Listed building consent is sought for various internal and external alterations to the existing Grade 1 listed building at 22 Bedford Square and the 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 proposals include: The enlargement of the existing mansard roof of the mews building and installation of 6 x roof lights, erection of a three storey extension in the lightwell to the rear of the mews building to house a new toilet block and installation of plant equipment on the flat roof of the proposed extension with associated air conditioning units in the existing rear lightwell.

The proposed mansard roof extension to the mews building would extend over the existing flat roof located along the shared boundary with no 21 Bedford Square and would create approximately 27sqm of additional office floorspace at the site. The overall size and scale of the extension is considered to represent a subordinate addition that would not cause harm to the character and setting of the host and neighbouring properties. Furthermore, whilst the entire of the application site is listed, due to its association with the listed townhouse fronting Bedford Square, the proposed roof extension would only involve alterations to the 1980's mews building and would not result in a loss of historic fabric nor cause harm to the special interest and significance of the Grade 1 listed building.

The proposed toilet block extension would be located in the existing lightwell area between the rear of the mews building and the rear of the mews buildings on Gower Mews. Whilst the proposed extension would be three storeys in height, it is considered to represent a subordinate addition that would not detract from the historic character and significance of the host and neighbouring listed buildings along Bedford Square. The proposed extension would only involve alterations to the existing mews building which dates from

the 1980's and would not result in the unacceptable loss of historic fabric as a result.

The proposals include the installation of several air conditioning condenser units on the elevation of the proposed toilet block extension located with the rear lightwell. Whilst this quantity of AC units within the curtilage of a listed building would not usually be supported, officers note that the proposed units would be located to the rear of the site, well away from the rear elevations of the host and neighbouring properties along Bedford Square, and would not cause harm to the historic significance and special interest of the Grade I listed terrace as a result.

The proposals also include the installation of air conditioning service runs on all floors of 22 Bedford Square which would result in the minor loss of historic fabric. However, this loss is considered to be suitably outweighed by the heritage benefits of the proposal which include the re-instatement of original fireplaces on all floors and the removal of a non-original partition wall at lower ground floor level.

Overall, the size and scale of the proposed alterations are not considered to compromise the architectural significance and setting of the Grade I Listed Building or cause unacceptable harm to its special historic interest.

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.

- 2 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.
- 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 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.
- 5 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.

- 6 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.
- 7 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