

Application ref: 2019/4144/L
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 28 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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

Assembly Associates Ltd
5 Blenheim Street
London
W1S 1LD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**41 Bedford Square and 11 Bedford Avenue
London
WC1B 3DP**

Proposal:

Partial demolition of existing link structure between 11 Bedford Avenue and 41 Bedford Square, installation of new canopy and balustrades, new walk-on rooflight to rear terrace at ground floor level, new plant to front vaults and rear lower ground floor level, removal of internal partitions and ceiling at 11 Bedford Avenue, partitions removal at basement level at 41 Bedford Square, and other internal alterations.

Drawing Nos: 223_PL_001 Rev P1; 223_PL_002 Rev P1; 223_PL_003 Rev P1; 223_PL_004 P1; 223_PL_005 Rev P1; 223_PL_006 Rev P1; 223_PL_007 Rev P1; 223_PL_008 Rev P2; 223_PL_009 Rev P1; 223_PL_010 Rev P1; 223_PL_011 Rev P3; 223_PL_012 Rev P3; 223_PL_013 Rev P1; 223_PL_014 Rev P2; 223_PL_015 Rev P1; 223_PL_016 Rev P1; 223_PL_017 Rev P1; 223_PL_018 Rev P1; 223_PL_019 Rev P1; 223_PL_020 Rev P1; 223_PL_021 Rev P1; 223_PL_022 Rev P1; 223_PL_023 Rev P2; 223_PL_024 Rev P1; 223_PL_025 Rev P1; 223_PL_026 Rev P1; 223_PL_027 Rev P1; 223_PL_028 Rev P1; 223_PL_029 Rev P1; 223_PL_030 Rev P1; 223_PL_031 Rev P1; 223_PL_032 Rev P1; 223_PL_033 Rev P1; 223_PL_034 Rev P1; 223_PL_035 Rev P1; 223_PL_036 Rev P1; 223_PL_037 Rev P1; 223_PL_038 Rev P1; 223_PL_039 Rev P1; 223_PL_040 Rev P1; 223_PL_041 Rev P1; 223_PL_042 Rev P1; 223_PL_043 Rev P1; 223_PL_044 Rev P1; 223_PL_045 Rev P1; Heritage Statement ref 1907_E38 July 2019; Planning Statement ref 1907_E3A July 2019 and Appendix A: Plant Noise Report & Technical Specification for Air-condenser Plant A1480 R1 July 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:

223_PL_001 Rev P1; 223_PL_002 Rev P1; 223_PL_003 Rev P1; 223_PL_004 P1; 223_PL_005 Rev P1; 223_PL_006 Rev P1; 223_PL_007 Rev P1; 223_PL_008 Rev P2; 223_PL_009 Rev P1; 223_PL_010 Rev P1; 223_PL_011 Rev P3; 223_PL_012 Rev P3; 223_PL_013 Rev P1; 223_PL_014 Rev P2; 223_PL_015 Rev P1; 223_PL_016 Rev P1; 223_PL_017 Rev P1; 223_PL_018 Rev P1; 223_PL_019 Rev P1; 223_PL_020 Rev P1; 223_PL_021 Rev P1; 223_PL_022 Rev P1; 223_PL_023 Rev P2; 223_PL_024 Rev P1; 223_PL_025 Rev P1; 223_PL_026 Rev P1; 223_PL_027 Rev P1; 223_PL_028 Rev P1; 223_PL_029 Rev P1; 223_PL_030 Rev P1; 223_PL_031 Rev P1; 223_PL_032 Rev P1; 223_PL_033 Rev P1; 223_PL_034 Rev P1; 223_PL_035 Rev P1; 223_PL_036 Rev P1; 223_PL_037 Rev P1; 223_PL_038 Rev P1; 223_PL_039 Rev P1; 223_PL_040 Rev P1; 223_PL_041 Rev P1; 223_PL_042 Rev P1; 223_PL_043 Rev P1; 223_PL_044 Rev P1; 223_PL_045 Rev P1; Heritage Statement ref 1907_E38 July 2019; Planning Statement ref 1907_E3A July 2019 and Appendix A: Plant Noise Report & Technical Specification for Air-condenser Plant A1480 R1 July 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 London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of works, a method statement, including details of cleaning and repointing of the bricks Bedford Square and Bedford Avenue elevations, shall be submitted to and approved in writing by the local planning authority. The bricks shall be cleaned using water system only and repointing shall be carried out using a lime based mortar. A sample shall be prepared on site for officer's review. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
- a) Typical details of new railings at scale 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
 - b) Details including sections at 1:10 and manufacturer's specifications of the internal acoustic lining in vaults.
 - c) Details including sections at 1:10 of all new doors, and refurbished window grills, including jambs, head and cill.
 - d) Details including sections at 1:10 secondary glazing at third floor level, including jambs, head and cill, with typical moulding and architrave details at scale 1:1.
 - e) Details of service runs from new boiler, plant equipment, and kitchen, demonstrating the relationship of new pipework with the structure of building.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 6 Notwithstanding the approved drawing ref: 223_PL_021 Rev P1, consent is not granted for the retention and refurbishment of the grilles to the two windows at lower ground floor level at 41 Bedford Square.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.

- 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.

- 6 Your attention is drawn to the fact that there is a separate enforcement case opened in relation to the existing grills to the two windows at basement level at no. 41 Bedford Square.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer