

Application ref: 2019/3456/P
Contact: Antonia Powell
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Date: 19 December 2019

Development Management
Regeneration and Planning
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Matthew Gibbs
dp9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
42 Bedford Square
London
WC1B 3HX

Proposal:
Installation of security grille to window on Bedford Avenue elevation. Installation of entrance door system to the Bedford Avenue elevation
Drawing Nos:
(15)AP001 REV A site location plan;
(32)AD 026 M REV B window grille details;
(32)AD 027 M Entry system;
(15)AE 102 M REV A revised window grille location.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

(15)AP001 REV A site location plan;
(32)AD 026 M REV B window grille details;
(32)AD 027 M Entry system;
(15)AE 102 M REV A revised window grille location.

Reason:

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

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 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.
- 3 Reasons for granting permission. [Delegated]

No 13 Bedford Avenue forms part of a decorative screen of similar brick and stone elevations and is linked via a courtyard to No. 42 Bedford Square (Listed Grade I).

The new entry system is to be located in an area of replaced brick work in the reveal of the doorway. The drawings confirms the entry system will sit behind the corbelled stone course which protects the ground floor brick plinth and which runs the whole of the terrace. This location is discrete and is not considered to harm the significance of the listed building.

Notwithstanding the details on the approved drawings, this consent relates specifically to the window grille to the lower ground floor and to the entry system both to the elevation of No.13 Bedford Avenue.

Comments were received from the Bloomsbury Association relating to the design of the Bedford Avenue window grille fixing and along with concerns from the Conservation Officer, the design has been revised to ensure the fixings are within the mortar joints of the brick work and no longer involve a bolted system.

Also received were comments relating to the possible cleaning of the Bedford Avenue façade for which there has been support.

No comments were received as a result of the public consultation through a press and site notice.

Historic England responded with a letter of flexible authorisation duly stamped and signed on behalf of the Secretary of State.

The site's planning history has been taken into account when making 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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