

Application ref: 2019/4723/L  
Contact: Rose Todd  
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Date: 17 February 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Bennetts Associates Architects  
1-3 Rawstorne Place  
London  
EC1V 7NL

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**10 Bedford Square  
London  
WC1B 3RA**

Proposal:

Refurbishment and repair of the house. This work includes: the up-grading of facilities and services, specifically refurbishment of the kitchen; utility room; bathroom and shower room. Restoration of original timber shutters and installation of secondary glazing . Removal of non-original flooring and ceilings . Modernisation of services. Works to the existing (non-original) roof lantern.

Drawing Nos: Heritage Statement

Design and Access Statement

1806\_P20\_330

1806\_P20\_320

1806\_P20\_310

1806\_P20\_220

1806\_P20\_210

1806\_P20\_104

1806\_P20\_103

1806\_P20\_102

1806\_P20\_101

1806\_P20\_100

1806\_P20\_099

1806\_P12\_330

1806\_P12\_320

1806\_P12\_310  
1806\_P12\_220  
1806\_P12\_210  
1806\_P12\_104  
1806\_P12\_103  
1806\_P12\_102  
1806\_P12\_101  
1806\_P12\_100  
1806\_P12\_099  
1806\_P12\_099

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:

Heritage Statement

Design and Access Statement

1806\_P20\_330  
1806\_P20\_320  
1806\_P20\_310  
1806\_P20\_220  
1806\_P20\_210  
1806\_P20\_104  
1806\_P20\_103  
1806\_P20\_102  
1806\_P20\_101  
1806\_P20\_100  
1806\_P20\_099  
1806\_P12\_330  
1806\_P12\_320  
1806\_P12\_310  
1806\_P12\_220  
1806\_P12\_210  
1806\_P12\_104  
1806\_P12\_103  
1806\_P12\_102  
1806\_P12\_101  
1806\_P12\_100  
1806\_P12\_099  
1806\_P12\_099

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 Prior to the commencement of works, a method statement, including details of the replacement oval stair rooflight shall be submitted to and approved in writing by the local planning authority. 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.

#### Informative(s):

- 1 Reasons for granting listed building consent (delegated):

10 Bedford Square is one of a terrace of 10 houses forming the (north) east side of Bedford Square. Built after c. 1778-81 as part of a speculative development of large townhouses, the property is Grade I listed.

Bedford Square with its surviving formal symmetry is a significant and complete example of eighteenth-century of London urban planning.

Number 10 is located on the northern corner of the Bedford Square. Occupying a corner plot the building presents roadside-elevations to both Montague Place and Bedford Square although the principal elevation is to the square.

The building has been subjected to a number of localised internal changes dating from the early 1980s as well as some unauthorised later changes.

The works put forward in this application were previously the subject of a pre-application request (2019/2145/PRE) and amount to the up-grading of late-20th century services, the removal and restoration of a number of late-20th century intervention, restoration of original timber shutters and installation of secondary glazing, and the replacement of the existing stair roof lantern (which is twentieth-century in date and not original).

The proposed changes are considered to not to harm the architectural significance of the listed building and are supported.

The application has been advertised in the press and by means of a site notice. Historic England issued a letter of authorisation for the case, which was

stamped by the NPCU.

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.

- 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)

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer