

Application ref: 2019/5912/L  
Contact: Rose Todd  
Tel: 020 7974 3109  
Date: 17 February 2020

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

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**EDGE ARCHITECTURE AND DESIGN**  
18-20  
CRUCIFIX LANE  
LONDON  
SE1 3JW  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:  
Removal of internal single door and replacement with a larger double door.  
Drawing Nos: Historic Assessment  
Limelite Renovating Plaster data sheet  
Site location plan  
PROPOSED ELEVATIONS OF GROUND FLOOR ROOM 00-02  
EXISTING ELEVATIONS OF GROUND FLOOR ROOM 00-02  
GROUND FLOOR EXISTING AND PROPOSED PLANS  
Design and Access and Historic Impact Assessment

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:

Historic Assessment

Limelite Renovating Plaster data sheet

Site location plan

PROPOSED ELEVATIONS OF GROUND FLOOR ROOM 00-02

EXISTING ELEVATIONS OF GROUND FLOOR ROOM 00-02

GROUND FLOOR EXISTING AND PROPOSED PLANS

Design and Access and Historic Impact Assessment

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 The proposed double door to be located in the wall within the existing and original wall opening. The detail of the doors and the architrave to match the that of the existing original joinery adjacent.

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):

22 Bedford Square is one of a symmetrical terrace of 16 houses forming the north side of Bedford Square. Built c. 1776-81 as part of a speculative development of large townhouses for Bedford Estate, 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.

The building retains much of its original form as well architectural detailing but has been subjected to a number of localised internal changes throughout its history.

The proposed change is to replace an off-centre (presumed) late-19th century single doorway on the ground floor with a pair of centralised double doors in

the location of the original Georgian doorway.

The proposed change is considered to have minimal impact on the architectural significance of the listed building.

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)


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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

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

Daniel Pope  
Chief Planning Officer