

Application ref: 2019/2096/L
Contact: Antonia Powell
Tel: 020 7974 2648
Date: 4 March 2020

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

Wright & Wright Architects
89-91 Bayham Street
London
London
NW1 0AG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

15 & 16 Bedford Square
London
WC1B 3JA

Proposal:

Repairs to stone floor to ground floor lobby of No.16 Repairs and draught proofing to external windows and doors. Replacement lower sash to rear window of No.15 and new handrail to stairwells in Nos.15 and 16.

Drawing Nos:

Site location plan;

Design and Access Statement by Wright and Wright dated April 2019;

221 Proposed Handrail details No. 15 Stairwell;

220 Proposed Handrail details No. 16 Stairwell;

210 Proposed window works;

211 Proposed rear elevation window replacement;

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:

Site location plan;

Design and Access Statement by Wright and Wright dated April 2019;

221 Proposed Handrail details No. 15 Stairwell;

220 Proposed Handrail details No. 16 Stairwell;

210 Proposed window works;

211 Proposed rear elevation window replacement.

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 All new window joinery shall be carried out to match the existing adjacent historic examples in section, framing proportions, glazing bar configuration 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 This application concerns the introduction of a draft proofing brush strip system to the vertically sliding timber sash windows of these Grade I Georgian terraced buildings in Bedford Square.

This proposed draft proofing system to the windows is considered appropriate for use in historic buildings. The draft strips are installed into a routed groove around each sash and attached to each parting bead. This system ensures the retention of the timber windows with only a limited amount of adaptation. One single lower timber sash is to be renewed to match existing along with a couple of timber window cills. This work is considered acceptable.

Also part of this application is the installation of a wall mounted hand rail to the main stair case. While not an original detail the stairs are heavily used and a handrail will aid access. This part of the application is considered reversible and as such there is no objection.

Initially the application also involved cleaning, restoring and replacing a number of the Portland Stone paving slabs to the main entrance hall way of No. 16. The Portland Stone while cracked in places has a general gently worn historic appearance and after in depth discussions with the applicant and stone specialist this aspect of the application was withdrawn as any new stone would contrast and appear out of place. The work was considered potentially too damaging to the fabric and instead a light clean and repointing will be carried out.

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

No responses were received as a result of the Press Notice or the Site Notice.

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.

- 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



Daniel Pope
Chief Planning Officer