



**BLOOMSBURY
CONSERVATION AREAS**
Advisory Committee

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bloomsburylives.co.uk

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2019/4352/P

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Our consultation response to application 2019/4352/P: proposal to demolish and reconstruct elements of the mews building to the rear of 40 Bedford Square and associated changes of use.

The BCAAC is the advisory committee for all developments in Camden occurring within conservation areas south of Euston Road, with the exception of Hatton Garden. This application concerns 40 Bedford Square and its mews building to the rear, a Grade I listed building within the Bloomsbury Conservation Area, with list entry reference 1244553.

A core consideration in determining applications regarding heritage assets is the significance of those heritage assets and the substantiality of harm caused to those heritage assets.

40 Bedford Square is a Grade I listed building which is a heritage asset of the highest significance, within the Bloomsbury Conservation Area which is also a heritage asset of high significance. Bedford Square exhibits in the highest degree the essential special architectural and historic interest of the Bloomsbury Conservation Area. Accordingly, great weight should be afforded to every aspect of its conservation.

It is clear to us that the proposals would cause substantial harm to the significance of 40 Bedford Square and less than substantial harm to the Bloomsbury Conservation Area. The mews structure to the rear is of its own significant historic and architectural interest and makes a strong positive contribution to the Bloomsbury Conservation Area, and is also within the curtilage of the Grade I listed building. The proposed demolitions and alterations are in themselves unnecessary and unjustified, and we find the proposed '*Crittall Style Doors*' to be especially inappropriate and harmful.

The proposal to replace a sash window with doors to change the use of a rooftop into a terrace is also an unjustified change of use of the building, beyond being a regrettable loss of historic fabric. This change of use would also impact upon the residential amenity of the neighbouring properties by impacting upon privacy.

We would also like to further point out that there appear to be proposals for the rear elevation of the mews house onto Bedford Avenue but the application does not contain an existing elevation or justification for these changes.

Given that the application would cause substantial harm to the significance of 40 Bedford Square, we believe the application should be rejected in line with Paragraph 194 of the NPPF unless the applicant can demonstrate that the harm is necessary to achieve substantial public benefit. This is evidently not the case.

We therefore believe that this application should be rejected for failing to preserve the historic environment contrary to policies D1 and D2 of the Camden Local Plan 2017, and also for having a detrimental effect upon the residential amenity of the neighbouring properties contrary to Policy A1 of the Camden Local Plan 2017.

Yours Sincerely,

