

Application ref: 2020/0866/L
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Assembly Associates Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**41 Bedford Square
London
WC1B 3HX**

Proposal:

Method statement to include details of cleaning and repointing of the bricks required by condition 4 of listed building consent 2019/4144/L dated 28/11/2019 for partial demolition of existing link structure between 11 Bedford Avenue and 41 Bedford Square, installation of new canopy and balustrades, new walk-on rooflight to rear terrace at ground floor level, new plant to front vaults and rear lower ground floor level, removal of internal partitions and ceiling at 11 Bedford Avenue, partitions removal at basement level at 41 Bedford Square, and other internal alterations.

Drawing Nos: Application form, External cleaning method statement, Proposed sample panel, Proposed sample panel locations, 223_PL_055 - Rev P1(2), 223_PL_056 - Rev P1(2), 223_PL_057 - Rev P1(2).

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The application seeks the discharge of condition 4 of listed building consent application 2019/4144/L which reads as follows:

Prior to the commencement of works, a method statement, including details of cleaning and repointing of the bricks Bedford Square and Bedford Avenue elevations, shall be submitted to and approved in writing by the local planning authority. The bricks shall be cleaned using water system only and repointing shall be carried out using a lime based mortar. A sample shall be prepared on site for officer's review. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The applicant has submitted photos of sample patches showing the brick cleaning at 11 Bedford Avenue and the brick cleaning and re-pointing at 41 Bedford square.

The bricks at 11 Bedford Avenue have been cleaned using the TORC system. This uses air and water pressure and fine particles to remove brick soiling. The brick sample demonstrates that bricks are not harmed during the cleaning process.

At 41 Bedford Square the bricks are cleaned with a Doff system which uses steam. The cleaning is very subtle, removing just the top layers of dirt from the bricks. This ensures the bricks are not harmed as a result of the cleaning and also that the building does not look 'new' and stand out from others on the square. The sample of tuck pointing is to a very high standard and will improve the appearance of the building.

The proposed works will not harm the special interest of the grade-I-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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 'DP', is centered below the text 'Yours faithfully'. The signature is fluid and cursive.

Daniel Pope
Director of Economy, Regeneration and Investment