

Application ref: 2020/1752/L
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Date: 25 August 2020

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Sean Emmett
29a Montague Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
23 Bedford Square
London
WC1B 3HH

Proposal:

Internal and external alterations associated with refurbishment of the building including installation of condenser units at main roof level.

Drawing Nos: BB061-SP01, TPS/23BS/B&G/E/LL, TPS/23BS/B&G/M, TPS/23BS/B&G/E, TPS/23BS/1&2/M, TPS/23BS/1&2/E/LL, TPS/23BS/1&2/E, TPS/23BS/3&R/M, TPS/23BS/3&R/E/LL, TPS/23BS/3&R/E, TPS/23BS/B&G/E/EX, TPS/23BS/B&G/M/EX, TPS/23BS/1&2/M/EX, TPS/23BS/1&2/E/EX, TPS/23BS/3&R/E/EX, TPS/23BS/3&R/M/EX, TPS/23BS/TN2, TPS/23BS/TN1, BB061-ELV1, 029 SY 01, 029 SY 02, 029 SY 03, BB061-D01, BB061-D02, Design and Access Statement dated March 2020, Heritage Statement dated March 2020

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: BB061-SP01, TPS/23BS/B&G/E/LL, TPS/23BS/B&G/M, TPS/23BS/B&G/E, TPS/23BS/1&2/M, TPS/23BS/1&2/E/LL, TPS/23BS/1&2/E, TPS/23BS/3&R/M, TPS/23BS/3&R/E/LL, TPS/23BS/3&R/E, TPS/23BS/B&G/E/EX, TPS/23BS/B&G/M/EX, TPS/23BS/1&2/M/EX, TPS/23BS/1&2/E/EX, TPS/23BS/3&R/E/EX, TPS/23BS/3&R/M/EX, TPS/23BS/TN2, TPS/23BS/TN1, BB061-ELV1, 029 SY 01, 029 SY 02, 029 SY 03, BB061-D01, BB061-D02, Design and Access Statement dated March 2020, Heritage Statement dated March 2020

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, details of all replacement light fittings shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent-

The proposal is for the installation of air-conditioning units on the main roof of the building along with various internal alterations associated with the proposed refurbishment of the property. The most significant alterations include: removal of a partition wall in the front room at basement level, installation of floor mounted air-conditioning units on all floors, installation of new light fittings throughout the building and new wireless fire alarm system.

The proposed condenser units would be housed entirely within the existing roof store and would be completely screened from view and would not result in any change to the size or height of the enclosure. The only external manifestation of the works would be the installation of louvres on the rear elevation of the enclosure to provide ventilation for the proposed units which is considered acceptable. As such, the minor nature of the proposed works would ensure no harm is caused to the special historic interest of the listed building.

At basement level the refurbishment of facilities including removal of partitions introduced as part of the 1980s refurbishment of the building is not considered

to cause a harmful loss of fabric and is thus acceptable. Similarly, at 2nd floor the toilet in the middle of the floor was originally created by hiving off the end of the back room to create a long thin space. The proposed subdivision to form a shorter toilet room and a cupboard is considered to be a minor intervention that would be no more harmful than the original subdivision, provided that care is taken in the running of drainage and sewage pipes. The proposals to replace the existing lighting fittings at the site are considered acceptable. The existing chandeliers are modern additions of no historic merit and no objection is raised to their removal, subject to appropriate replacements. The introduction of a wireless fire alarm system is supported. The majority of the proposed internal A/C units would be located within bespoke enclosures within the existing window recesses of the bay windows on all floors (where the existing radiators are). These are considered acceptable and would help to ensure no harm to the original form, layout and fabric of the building would occur.

Overall, the proposed internal and external alterations are considered acceptable and would not cause harm to the historic significance of the listed building. 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 2013.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 2 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.

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
Director of Economy, Regeneration and Investment