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Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

Application for Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.  
Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	52
Suffix	
Property name	
Address line 1	Bedford Square
Address line 2	
Address line 3	
Town/city	London
Postcode	WC1B 3DP
Description of site location must be completed if postcode is not known:	
Easting (x)	529921
Northing (y)	181645

Description

This application is for the Mews property at No. 33 Bedford Avenue.

**2. Applicant Details**

Title	Mr.
First name	
Surname	Engineer
Company name	
Address line 1	52, Bedford Square
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country

Postcode

WC1B 3DP

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Miss

First name

Clare

Surname

Pickering

Company name

CP Design for Resource Interiors

Address line 1

3 Alma Court

Address line 2

Barkham Road

Address line 3

Town/city

Wokingham

Country

Postcode

RG41 2RG

Primary number

Secondary number

Fax number

Email

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Remove the 3 rear elevation GF sash windows and opening up the whole elevation from brick lintels to ground - reinforcements will be required.

Removing existing timber decking and associated sub-frame.

Removing existing railings and spiral stair.

Removing all existing windows and frames at all levels on the covered link walkway between the main house and the mews property.

Installing a wet underfloor heating system on a separate loop to internal living area to the balcony and GF walkway areas.

Installing new porcelain tiles over the underfloor heating system on the balcony and GF covered walkway. These will continue from the internal living room space creating level access to the balcony and from the balcony onto the covered walkway..

Installing sliding doors to the opened up rear elevation.

Installing a structural glass roof covering the entire balcony area creating an enclosed covered space.

Installing 2 fixed and 2 centrally sliding doors to the edge of the balcony forming the enclosed conservatory space.

Installing internal Juliet balcony to width of opening of sliding doors to protect from fall.

Installing new aluminium framed windows with openable top windows for through ventilation to GF and FF covered walkways.

Installing new aluminium framed door and fixed window to the basement level covered walkway.

Applying new mineral render and paint finish to external face of covered walkway.

Applying new mineral paint finish weatherboards at top of covered walkway.

Re-covering roof of walkway - to match existing.

4. Description of the Proposal

Has the development or work already been started without consent? ☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know  
☒ Grade I  
☐ Grade II\*  
☐ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☐ Yes ☒ No

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

- a) works to the interior of the building? ☐ Yes ☒ No
- b) works to the exterior of the building? ☒ Yes ☐ No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

For reference please see External Plans Existing – BSQ-001.03 LGF Walkway Existing, BSQ-001.04 GF Balcony/Walkway Existing, BSQ-001.05 FF Walkway Existing / Proposed Plans BSQ-003.03, LGF Walkway Proposed, BSQ-003.04 GF Balcony/ Walkway Proposed, BSQ-003.05 Conservatory Roof Proposed, BSQ-003.06 FF Walkway Proposed, BSQ-003.07 Walkway Roof / Plumbing Plans BSQ-007.04 External GF Services Plan / External Elevations - BSQ- 100 Existing/Demolition, BSQ- 101 Proposed External Elevations, BSQ- 102 Proposed External Elevations.

9. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Windows	Timber framed - painted white	Aluminium frame - dark grey matt finish
Roof covering	Milled lead roof covering	New milled lead roof covering
Floors	Timber decking and modern timber floorboards	Large format porcelain tiles

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Other Conservatory roof glazing	N/A	Glazed conservatory enclosure with sloping roof in non-mirrored, non-coloured glass with anti-solar gain treatment
External Doors	N/A	New full height fully glazed sliding doors set with 20mm minimal profile dark grey aluminium frame, in non-mirrored, non-coloured glass with anti-solar gain treatment with integrated Juliette balcony
Internal Doors	N/A	New full height fully glazed sliding doors set with 20mm minimal profile dark grey aluminium frame

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

For reference please see External Plans Existing – BSQ-001.03 LGF Walkway Existing, BSQ-001.04 GF Balcony/Walkway Existing, BSQ-001.05 FF Walkway Existing / Proposed Plans BSQ-003.03, LGF Walkway Proposed, BSQ-003.04 GF Balcony/ Walkway Proposed, BSQ-003.05 Conservatory Roof Proposed, BSQ-003.06 FF Walkway Proposed, BSQ-003.07 Walkway Roof / Plumbing Plans BSQ-007.04 External GF Services Plan / External Elevations - BSQ- 100 Existing/Demolition, BSQ- 101 Proposed External Elevations, BSQ- 102 Proposed External Elevations. 33 Bedford Avenue Design & Access-External Works, Heritage Statement Bedford Avenue - External Proposals

10. Site Area

What is the measurement of the site area?  
(numeric characters only).

36.00

Unit

Sq. metres

11. Existing Use

Please describe the current use of the site

Residential and sometime home office

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

### 13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

### 14. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer  
☐ Septic Tank  
☐ Package Treatment plant  
☐ Cess Pit  
☐ Other  
☐ Unknown

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

External Plans Existing BSQ-001.03, BSQ- 100 Existing/Demolition, BSQ - 101 Proposed External Elevations, BSQ- 102 Proposed External Elevations.

### 15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

**How will surface water be disposed of?**

- ☐ Sustainable drainage system  
☒ Existing water course  
☐ Soakaway  
☐ Main sewer  
☐ Pond/lake

### 16. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

### 17. Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species:

## 17. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

## 18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

All waste to be separated, bagged up and stored in the proposed kitchen area. A wait and load waste carrier to collect separated waste between the hours of 10am and 3pm to avoid rush hour

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

All waste to be separated into recyclable and non-recyclable waste, bagged up and stored in the proposed kitchen area. A wait and load waste carrier to collect separated waste between the hours of 10am and 3pm to avoid rush hour

## 19. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

## 20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

☐ Yes ☒ No

## 21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

## 22. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

## 23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

## 25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

## 26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## 27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	Our ref: 2020/2690/PRE

Date (Must be pre-application submission)

Details of the pre-application advice received

At time of seeking pre-application advice we were looking for internal and external approval at the same time. This application is however for external works only. It seems to be mis-construed that we are proposing to completely rebuild the link walkway this is not the case we are only proposing to replace all glazing and re-render externally. Also the design of the conservatory roof has now changed.  
Excerpts from report:

7

It was noted from a site visit that behind the front façade, the building appears to be of completely modern construction with no original fabric or floorplans remaining. However, it is clearly included within the listing description and therefore...

Rear wall, lintel, and conservatory principle

It is noted that the rear wall comprises modern brickwork and sash windows. The proposed loss of the rear wall, the insertion of a lintel and the erection of a glass conservatory appears not to result in the loss of historic fabric, or impact on the legibility of either the host building or the 18th Century terrace behind. It appears from the site visit and without the benefit of a heritage assessment that the internal works would also not impact on fabric or legibility of the floorplan. There appear to be other conservatory structures to the rear of the properties in Bedford Avenue; confirmation of this and the design of the adjoining conservatories would be useful as part of the statement to be included within any future application. Without the benefit of this assessment, or information to advise otherwise, it appears from the site visit that the principle of the extension is acceptable, however the proposed pitched roof appears over dominant and is at odds with the historic character of the host building and the group. This should be reconsidered to be flat roofed or with a slight pitch of a more historical context.

The rear linking conservatory is a modern structure of limited architectural and historic interest and its replacement with a sympathetic replacement structure is not objectionable. This could be timber to match or a lightweight structure incorporating glazed elements and slimline metal framing; full details at application stage are required on how the linking structure meets the Bedford Square building behind.

11. Conclusion

The proposed development would need to comply with the design and heritage policy to be considered acceptable in principle. However due to the close proximity of the conservatory to neighbouring property at no. 41 Bedford Square there would be direct overlooking between the properties and loss of outlook from the upper floor windows of no. 41. This would be considered unacceptable. As this has not been demonstrated within the submitted information and further details above are required it is difficult to make a comprehensive assessment of the proposal.

The success of the proposal will rely heavily on the detailed heritage statement and design of proposals and various details highlighted above.

## 28. Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

## 28. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 29. Ownership Certificates and Agricultural Land Declaration

**Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\***

**\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- ☐ The applicant  
☒ The agent

Title	<input type="text"/>
First name	<input type="text" value="Clare"/>
Surname	<input type="text" value="Pickering"/>
Declaration date	<input type="text" value="14/10/2020"/>

☒ Declaration made

## 30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	<input type="text" value="14/10/2020"/>
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