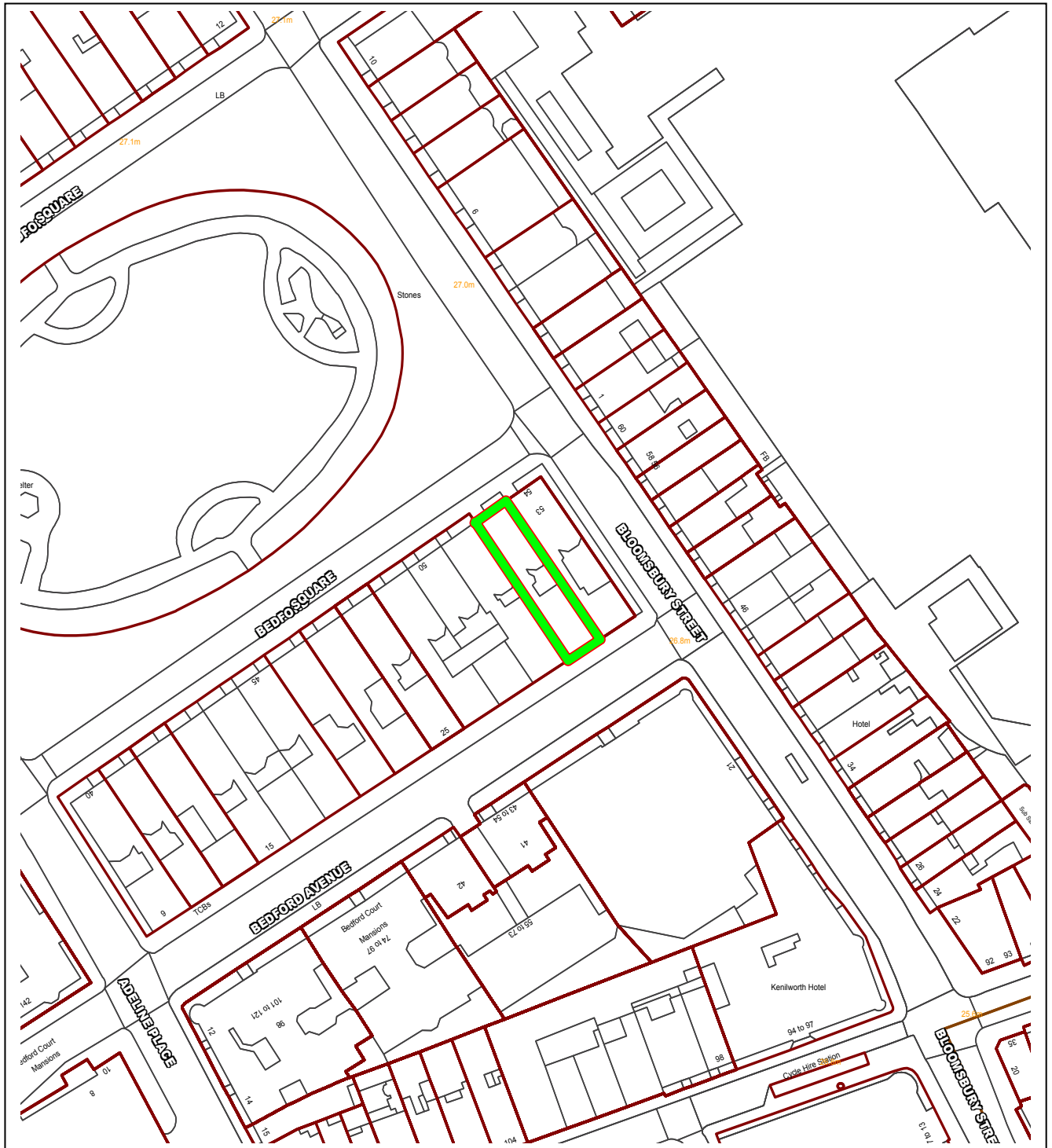


2020/4738/P & 2020/5333/L 52 Bedford Square, London, WC1B 3DP



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Photos



Bedford Avenue Elevation



Bedford Avenue Elevation

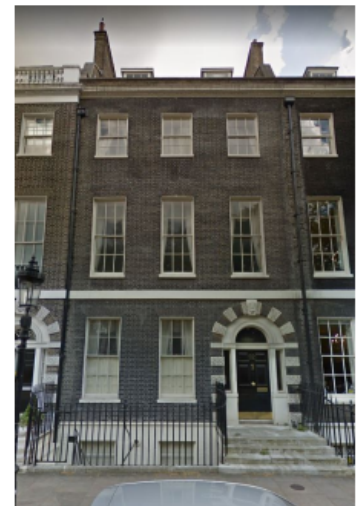


Plan & side views of balcony & covered link walkway from the Main House to The Mews House at the rear



CPDesign

Plan & side views of balcony & covered walkway in wider context



The Main House at 52 Bedford Square



Side view of covered link walkway

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	29/01/2021
		N/A / attached	Consultation Expiry Date:	20/12/2020
Officer			Application Number(s)	
Jaspreet Chana			2020/4738/P & 2020/5333/L	
Application Address			Drawing Numbers	
52 Bedford Square London WC1B 3DP			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Works to 33 Bedford Avenue to include: Conversion of the central ground floor sash window to a doorway; Removal of existing timber decking and associated sub-frame; Removal of existing railings and spiral stair; Removal of existing glazing between the new covered external space and the adjoining walkway only; Installation of a wet underfloor heating system; Installation of porcelain tiles over the underfloor heating system on the balcony and GF covered walkway; Installation of a structural glass roof and doors to the balcony to create an enclosed conservatory space; Installation of an internal Juliet balcony; Re-covering roof of walkway to match existing.				
Recommendation:		Grant conditional planning permission Grant conditional planning permission		
Application Type:		Full Planning Permission Listed building consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Site notice(s) were displayed near to the site on the 20/11/2020 (consultation end date 14/12/2020). The development was also advertised in the local press on the 26/11/2020 (consultation end date 20/12/2020).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	No comments were received from local residents. Historic England – Raised no objections to the proposed development			
Bloomsbury CAAC comments:	A letter of objection was received on behalf of the Bloomsbury CAAC. Their objection comments can be summarised as follows: (1) 52 Bedford Square is Grade I listed and therefore of exceptional significance. Harm to this heritage asset should therefore be permitted in only exceptional circumstances, and can only be justified by public benefit which outweighs that harm, once that harm has been afforded considerable importance and weight. (2) The proposals cause significant amount of harm to the listed property. In its current state it is remarkably well preserved, with the rear courtyard area, mews property, and link structure. (3) For a heritage asset in a good state of preservation, even minor alterations can cause harm by their scale if carried out insensitively. (4) The plans to create an all glass conservatory space at the rear is in principle an unacceptable form of development, regardless of any further alterations to design, massing, or scale. (5) Further harm is caused by the partial demolition of the link structure which carries architectural significance. Further harm is caused by the demolition of the central sash window and conversion into a door, and the obscuration of the first floor windows facing onto the rear courtyard. (6) Allowing this application would set a precedent for further alterations or a poor design standard, leading to erosion of historic and architectural character in this highly significant area.			
Bloomsbury Association comments:	A letter of objection was received on behalf of the Bloomsbury Association. Their objection comments can be summarised as follows: <ul style="list-style-type: none">• Design proposal – Bedford Square is considered London’s finest and best preserved historic squares and is the only intact Georgian square in London. All of Bedford squares buildings are Grade I listed.• The proposed development ignores this. By reason of its design, siting, size and prominence, it would be detrimental to the appearance of the host building and the character and appearance of the Bloomsbury Conservation Area. It would also be damaging to the uniform setting or the adjacent Grade I listed buildings in the terrace that comprises the entire south side of Bedford Square. This is contrary to policy D1 and D2 of the Camden Local Plan and			

paragraph 113 of the NPPF 2019.

- The link structure should be retained as it positively contributes positively to the character and appearance of the conservation area. There should be a strong presumption against a proposal to demolish and rebuild.
- Heritage Statement – we disagree with the conclusions of the accompanying Heritage statement.
- Procedurally – Clarification is needed on the land use for 33 Bedford Avenue. The existing and proposed plans don't correspond with the said use.

Officer's response:

Please see sections 4 and 5 of the report below.

No.33 Bedford Avenue is in residential use.

Site Description

33 Bedford Avenue forms part of a long uniform group of former mews buildings to Bedford Square which were reconstructed in the 1890s and have a modern yellow brick construction behind a historic red brick façade. 33 forms part of the Grade I listed Nos. 40-54 and attached railings at Bedford Square, an important and complete example of 18th Century town planning.

The site is located in the Bloomsbury Conservation Area.

Relevant History

The planning history for the application site can be summarised as follows:

52 Bedford Square:

2020/2690/PRE - External works include resurfacing of balcony and addition of an aluminium/steel conservatory, removal of existing glazing to walkways and reinstating with glazing to match the style of the conservatory. Internally all floor finishes to be replaced throughout, kitchen/dining and living area proposed on ground floor with shower room in hallway, stud partitions to be removed and spaces re-configured on 1st and 2nd floors, kitchens to be removed on these floors – Advice issued on – 28/09/2020.

2008/3650/P - Retention of an external spiral staircase within the internal courtyard linking ground floor and basement levels and retention of railings at ground floor level – Granted – 08/10/2008.

2008/3441/L - Retention of an external spiral staircase within the internal courtyard linking ground floor and basement levels and retention of railings at ground floor level – Granted – 08/10/2008.

2008/3501/L - Amendments to the approved layout and specific work items of Listed Building Consent dated 16/08/07 (2007/3069/L) (for Works associated with the change of use from office use (Class B1) to residential use (Class C3) to create a single-family dwelling house) – Granted – 30/03/2009.

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **DM1** Delivery and monitoring

Camden Planning Guidance:

- [CPG Amenity](#) (March 2018)
- [CPG Design](#) (March 2019)

Conservation Statements:

- **Bloomsbury Conservation Area appraisal and management Strategy (2011)**

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Conversion of the central ground floor sash window to a doorway;
- Removal of existing timber decking and associated sub-frame;
- Removal of existing railings and spiral stair;
- Removal of existing glazing between the new covered external space and the adjoining walkway only;
- Installation of a wet underfloor heating system;
- Installation of porcelain tiles over the underfloor heating system on the balcony and GF covered walkway;
- Installation of a structural glass roof and doors to the balcony to create an enclosed conservatory space;
- Installation of an internal Juliet balcony;
- Re-covering roof of walkway to match existing.

2. Revisions

2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease some concerns raised by the Bloomsbury CAAC. The revision made to the proposed scheme can be summarised as follows:

- The rear façade is now to be retained and access to the existing balcony area created via the conversion of the central window to a door.

2.2. The revisions made to the scheme did not materially affect the scheme and as such were accepted as amendments under the ongoing application.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host listed property, street scene, local area and the Bloomsbury Conservation Area
- The impacts caused upon the residential amenities

4. Design and Conservation

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

4.2. No.52 is one of a terrace of 15 houses forming the south side of Bedford Square. Bedford Square itself is considered one of London's finest and best-preserved historic squares and is the only intact Georgian square in London. It was the first garden square with an imposed architectural uniformity that set the style for garden squares in London through the late 18th and early 19th centuries.

4.3. The square was built between 1776 and 1780 as a speculative venture for the Duke of Bedford. To reflect its importance, all of Bedford Square's 54 buildings are listed Grade I. The gardens are on the English Heritage Register, listed Grade II*. All its later gas lamps are Grade II listed as is the garden pavilion.

4.4. The south side of Bedford Square (Nos.40-54) all possess mews accommodation to the rear. No.33 Bedford Avenue is the terraced mews building associated with No.52 Bedford Square. The north side of Bedford Avenue of which No.33 is part was subject to a comprehensive redevelopment in the 1890s which replaced the original mews buildings with the architectural coherent range of buildings which we see today. These ancillary buildings are an integral part of the listed terrace and because of the curtilage association

are similarly considered to be Grade I listed.

- 4.5. Pre-application advice was sought for modification works to No.33 Bedford Avenue (ref 2020/2960/PRE). The assessment stated that from observation from a site visit the rear wall comprises modern brickwork and sash windows. Therefore the loss of the rear wall, 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 was further noted that there are other conservatory structures to the rear of properties in Bedford Avenue which connect to the rear of Bedford Square properties. Given this the principle of rear glass extension was considered acceptable.
- 4.6. During the course of this application amendments have been made to the original scheme which now retains the existing rear ground floor wall, retains the two rear windows but removes the central window and the aperture is extended to the ground floor level to allow for new timber double doors. This is considered to cause very little disruption to the rear elevation of the existing building and the rear wall would mostly be retained in its current form. Given that the existing sash windows are non-original and the rear wall brickwork is non original the removal of the central window and enlargement of the opening would be considered acceptable.
- 4.7. Removal of the existing timber decking and associated sub-frame and removal of the existing railings and spiral stair case is proposed, this is considered to be acceptable. Installation of a wet underfloor heating system and installation of porcelain tiles over the underfloor heating system on the balcony and ground floor covered walkway is proposed. The installation of the wet underfloor heating system and the porcelain tiles within the ground floor and balcony of 33 Bedford Avenue are considered not to impact unduly of the historic significance of the building as these elements of the mews building were rebuilt as part of the reconstruction in the 1980s. A condition requesting details of the porcelain tiles would be applied to the listed building consent.
- 4.8. The existing rear link walkway conservatory is a modern structure of limited architectural and historic interest and its alteration to remove part of the existing glazing at ground floor level only would be considered acceptable.
- 4.9. The proposal also involves the installation of a structural glass (non-mirrored, non-coloured glass with anti-solar gain treatment) roof and door panels to the balcony to create an enclosed conservatory space. The frameless glass roof would be in lean-to form and stepped below the courtyard side party wall but placed above the existing lintel details of the existing windows. The glass enclosure would be full width and sensitively constructed against the existing rear wall of the building; and it would be to a modest size and scale and would allow for the existing features of the rear brick wall to still be dominant and seen through the glass conservatory. The existing outdoor space is proposed to be enclosed so that it can be used as additional living space with open access to the link walkway conservatory.
- 4.10. The proposed works are considered to have a minimal impact on the architectural significance of the existing listed building and the surrounding Bloomsbury Conservation Area. The proposal will not result in the removal of any original features of the host building, and therefore would not result in the loss of any historic character or fabric of the listed building. The proposed works are therefore considered to preserve the setting and significance of the listed building and the character and appearance of the wider conservation area.
- 4.11. Historic England issued a letter of authorisation for the case, which was stamped by the National Planning Casework Unit (secretary of state).
- 4.12. Subject to the recommended conditions, it is considered that the proposed works would not cause any detrimental harm upon the character and appearance of the host listed property and would preserve the special character of the conservation area. 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.

5. Impacts on neighbouring amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook,

implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

- 5.2. Properties along Bedford Avenue and Bedford Square have a built up site context and many properties have had built up link extensions/conservatories added to their rear elevations with short courtyards inbetween the properties have no private amenity spaces to the rear elevations. Given this site context it is considered overlooking between rear elevations of properties both on Bedford Avenue and Bedford Square is inevitable.
- 5.3. The proposed rear conservatory would project 4m deep, between 1.9m-3m in height and would be 5.6m in width. It would be over 3m set away from rear of No.52s elevation which faces onto Bedford Square and suggests that both buildings are in close proximity to each other. Given the site context as stated above it is considered that overlooking between the two properties already occurs and with the new extension would be inevitable and therefore is acceptable.
- 5.4. Given that the extension would be constructed of lightweight frameless glass it is considered that this would cause some light glare towards neighbouring properties, however the submitted plans indicate that the frameless glass would be non-mirrored, non-coloured glass with anti-solar gain treatment, given this it is considered the glass used would be less reflective and therefore would not cause light glare towards neighbouring properties.
- 5.5. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies A1 and A4.

6. Recommendation

- 6.1. Grant conditional Planning Permission
- 6.2. Grant conditional Listed Building Consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th May 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2020/4738/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 11 May 2021

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

CP Design for Resource Interiors
3 Alma Court
Barkham Road
Wokingham
RG41 2RG

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

33 Bedford Avenue & 52 Bedford Square
London
WC1B 3DP

Proposal:

Works to 33 Bedford Avenue to include: Conversion of the central ground floor sash window to a doorway; Removal of existing timber decking and associated sub-frame; Removal of existing railings and spiral stair; Removal of existing glazing between the new covered external space and the adjoining walkway only; Installation of a wet underfloor heating system; Installation of porcelain tiles over the underfloor heating system on the balcony and GF covered walkway; Installation of a structural glass roof and doors to the balcony to create an enclosed conservatory space; Installation of an internal Juliet balcony; Re-covering roof of walkway to match existing.

Drawing Nos: BSQ-External Elevations - Updated for approval 02032021

33 Bedford Avenue Design and Access-External Works

Heritage Statement Bedford Avenue - External Proposals

Document 6-Structural gutter

Document 5-Warmfloor-Batten Floor

Document 4-Internal Balustrade

Document 3-Panoramah 38-igglass

Document 1-IQ Invisio Generic Detail

BSQ-000-Site and Location Plan

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

BSQ-External Elevations - Updated for approval 02032021
33 Bedford Avenue Design and Access-External Works
Heritage Statement Bedford Avenue - External Proposals
Document 6-Structural gutter
Document 5-Warmafloor-Batten Floor
Document 4-Internal Balustrade
Document 3-Panoramah 38-iglass
Document 1-IQ Invisio Generic Detail
BSQ-000-Site and Location Plan

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

Informative(s):

- 1 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.
- 2 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 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.

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

Chief Planning Officer

DECISION

Application ref: 2020/5333/L
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 11 May 2021

Development Management
Regeneration and Planning
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CP Design for Resource Interiors
3 Alma Court
Barkham Road
Wokingham
RG41 2RG

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
33 Bedford Avenue & 52 Bedford Square
London
WC1B 3DP

DECISION

Proposal:

Works to 33 Bedford Avenue to include: Conversion of the central ground floor sash window to a doorway; Removal of existing timber decking and associated sub-frame; Removal of existing railings and spiral stair; Removal of existing glazing between the new covered external space and the adjoining walkway only; Installation of a wet underfloor heating system; Installation of porcelain tiles over the underfloor heating system on the balcony and GF covered walkway; Installation of a structural glass roof and doors to the balcony to create an enclosed conservatory space; Installation of an internal Juliet balcony; Re-covering roof of walkway to match existing.

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Document 5-Warmafloor-Batten Floor

Document 4-Internal Balustrade

Document 3-Panoramah 38-igglass

Document 1-IQ Invisio Generic Detail

BSQ-000-Site and Location Plan

The Council has considered your application and decided to grant 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:

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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of the porcelain tiles and sample to be submitted to the Local Planning Authority.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
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Yours faithfully

Chief Planning Officer

DECISION