

Application ref: 2021/2145/L  
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Date: 29 July 2021

**Development Management**  
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Bennetts Associates Architects  
1-3 Rawstorne Place  
London  
EC1V 7NL

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:

**10 Bedford Square  
London  
WC1B 3RA**

Proposal:

Discharge of Condition 4 of Listed Building Consent ref 2019/4723/L granted on 07/02/2020 (Method Statement with Details of Replacement Oval Stair Rooflight).  
Drawing Nos: 1806\_P12\_103 Existing/Demolitions Third Floor; 1806\_P12\_104 Existing/Demolitions Roof Plan; 1806\_P12\_220 Existing/Demolitions Long Section Grand Stair; 1806\_P20\_103 Proposed Third Floor; 1806\_P20\_104 Proposed Roof Plan; 1806\_P20\_220 Proposed Long Section Grand Stair; 1806\_P27\_500 Roof & Rooflights Third Floor; Method Statement; 10201/01 30° Octagonal Skylight; RGR-80-20-302 Manually Hinged for Access Tough/Tough; VELUX Electric flat roof Smoke Ventilation window CSP with dome cover ISD; 1806(SK)013 Roof Access Hatch

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 Reasons for granting approval of details (listed building):

A scheme to refurbish 10 Bedford Square was previously consented (2019/4723/L) following a pre-application submission (2019/2145/PRE). This application seeks to discharge Condition 4 of listed building consent ref 2019/4723/L.

Condition 4 requires the following to be submitted and approved:

Prior to the commencement of works, a method statement, including details of the replacement ovalar stair rooflight shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

After reviewing the submitted details it has been concluded that the proposed works will not harm the special interest of the Grade I listed building.

Both Historic England and Bloomsbury CAAC were consulted but neither organisation wished to comment. The site's planning history has been taken into account when making this decision.

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.

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 2021 and the National Planning Policy Framework.

- 2 You are advised that all conditions relating to listed building consent ref 2019/4723/L, granted on 07/02/2020, which need details to be submitted, have been approved.

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  
Chief Planning Officer