

Application ref: 2019/5377/L  
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Date: 14 January 2021

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Rundell Associates  
12 Salem Road, London  
London  
W2 4DL  
UK

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**40 Bedford Square**  
**London**  
**WC1B 3HX**

#### Proposal:

External and internal alterations to the existing mews house including removal of lower ground floor courtyard windows and replacement with door openings and replacement rooflights, all in association with change of use from office space (B1) to use of the basement as a gym for the occupiers of no. 40 Bedford square and the creation of 2 self-contained residential flats (C3 use) at ground, first and second floor level with independent access from no. 9 Bedford Avenue. Internal alterations include removal and replacement of staircase, partition walls and floors.

Drawing Nos: P001; P100; P100/1 rev P2; P100/2; P100/3; P100/4; P200 P3; P200/1 P3; P200/2 P3; P200/3 P3; P200/4 P3; P220 P3; P300 P4; P301 P4; P302 P4; P303 P4; P304 P4; P310 P4; P310/1 P4; P310/2 P4; P320 P3; Heritage Statement rev P4 prepared by Rundell Associates dated May 2020; P350 P1; P351 P1; P352 P1; P353 P1; P354 P1.

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

P001; P100; P100/1 rev P2; P100/2; P100/3; P100/4; P200 P3; P200/1 P3; P200/2 P3; P200/3 P3; P200/4 P3; P220 P3; P300 P4; P301 P4; P302 P4; P303 P4; P304 P4; P310 P4; P310/1 P4; P310/2 P4; P320 P3; Heritage Statement rev P4 prepared by Rundell Associates dated May 2020; P350 P1; P351 P1; P352 P1; P353 P1; P354 P1.

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) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings of the rooflights at a scale of 1:10 including manufacturer's specification details

c) A method statement and proposed roof plan showing the distribution of the slates across the entire roof;

d) A sample of the new slates to be introduced to the roofslopes including details of colour, texture and size.

e) Plan, elevation and section of all new vents (scale 1:10)

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: 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.

Informative(s):

- 1 External and internal alterations to the existing mews house including removal of lower ground floor courtyard windows and replacement with door openings and replacement rooflights, all in association with change of use from office space (B1) to use of the basement as a gym for the occupiers of no. 40 Bedford square and the creation of 2 self-contained residential flats (C3 use) at ground, first and second floor level with independent access from no. 9 Bedford Avenue. Internal alterations include removal and replacement of staircase, partition walls and floors.

The proposal includes change of use of the mews building from office use to two self-contained flats. This would include the removal of internal partitions, staircases, and floors. The 2008 listed building consent (ref 2008/5310/L) and subsequent amendments granted under 2010 permission (ref 2010/4401/L) included the conversion of the mews from office to 3 flats. The removal of all internal partitions, and doors was approved as part of this consent. Given that the mews building has been completely remodelled in the 1980's with only the front elevation and part of the side elevation being original the removal of all internal structures would not result in the loss of any historic fabric and is considered acceptable. A new staircase, new floors, ceilings and partitions would be installed in very similar positions to the existing and would be considered acceptable in terms of their relationship with the external openings.

The proposal originally included the replacement of 3 window openings at lower ground floor level on the rear elevation with a larger door opening with folding doors. This was considered unacceptable in terms of impact on the listed building. Amendments have been received during the course of the application to drop the height of the window openings and install 3 door openings within the existing openings. The inward opening doors would be detailed to match the existing sash windows on the ground and first floor. A condition would be added to requiring the details of the new door openings to be submitted.

The 1980's roof would be refurbished and new skylights would be installed in the front roof slope. The existing slates would be reused on the façade facing Bedford Avenue where possible, which is good conservation practice. New welsh slates being used on the façade facing no. 40 Bedford Square. Given the slate roof forms part of an architecturally consistent terrace, it is critical the new slates complement the terrace as a whole. A condition would be added to secure the submission of a method statement and proposed roof plan showing the distribution of the slates across the entire roof plus the requirement for a sample of the new slate to be introduced to ensure it is a close match in terms of colour, texture and size. It is also proposed to renew the flashings in lead, which is considered to be the appropriate material for a building of this character and appearance. The existing rooflights inserted in the southern slope would be replaced with conservation grade rooflights. Only the position of the central roof light would be modified and the other two rooflights would be reduced in size. These changes are considered to be positive and would preserve and enhance the listed building and its features of special architectural or historic interest. A condition would be attached requiring details of the new rooflights to be submitted.

New vents would be installed behind the parapet on the western side elevation at second floor level. As no details have been provided it would be necessary to condition the details of all new external vents.

- 2 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 3 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.

- 4 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.

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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer