

Application ref: 2020/4738/P  
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Date: 8 October 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](mailto:planning@camden.gov.uk)  
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CP Design for Resource Interiors  
3 Alma Court  
Barkham Road  
Wokingham  
RG41 2RG

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-Warmafloor-Batten Floor

Document 4-Internal Balustrade

Document 3-Panoramah 38-igglass

Document 1-IQ Invisio Generic Detail

BSQ-000-Site and Location Plan

Bedford Avenue Visuals 11/06/21

Conservatory Details - BSQ - D01.

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-iqglass  
Document 1-IQ Invisio Generic Detail  
BSQ-000-Site and Location Plan  
Bedford Avenue Visuals 11/06/21  
Conservatory Details - BSQ - D01.

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

- 4 Before the development commences a construction method statement including logistical details demonstrating how the building materials will be brought onto the site without harm to existing built structures or street trees, shall be submitted to and approved by the local planning authority. The development shall thenceforth be carried out in full accordance with the construction methodology as approved.

Reason: In order to protect the character and appearance of the listed building and the conservation area in accordance with policies D1, D2 and A3 of the 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.

- 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 2021.

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