

Application ref: 2021/1804/L
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Date: 9 March 2022

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BDP
16 Brewhouse Yard
Islington
LONDON
EC1V 4LJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

42 Bedford Square
London
WC1B 3HX

Proposal:

External roof plant re-configuration, replacement of plant and routing services on the roof, proposed combined door entry & CCTV to Main House front entrances and proposed lowering of satellite dish.

Drawing Nos:

Site Plan, Location Plan, Design and Access Statement by BDP dated March 2021, Noise Impact Assessment Ref: EC17419-20 Version 1 by EEC Ltd.; (32)AD007_MH, (32)AD006_MH, (15)AS140_MH rev F, (15)AS138_MH rev G, (15)AS136_MH rev F, (15)AS135_MH rev F, (15)AP127_MH rev E, (15)AP122_MH rev F, (15)AP121_MH rev F.

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:

Site Plan, Location Plan, Design and Access Statement by BDP dated March 2021, Noise Impact Assessment Ref: EC17419-20 Version 1 by EEC Ltd, (32)AD007_MH, (32)AD006_MH, (15)AS140_MH rev F, (15)AS138_MH rev G (15)AS136_MH rev F, (15)AS135_MH rev F, (15)AP127_MH rev E, (15)AP122_MH rev F, (15)AP121_MH rev F

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.

Informative(s):

- 1 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.

- 2 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.

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,

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer