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Camden Council
Planning Department
2nd Floor, 5 Pancras Square
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Dear Sir/Madam,

**SECTION 26H APPLICATION FOR CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS
4 – 6 BEDFORD PLACE, BLOOMSBURY, LONDON, WC1B 5JD**

1. INTRODUCTION

- 1.1 This statement is written on behalf of the applicant, Nebra Property 2022 Ltd, and accompanies an application under Section 26H of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990. This application seeks to confirm that the following works are lawful and do not require listed building consent:

Strip out and repair works as shown on the Schedule of Proposed Works reference BED2022 dated 24 June 2022

- 1.2 This application is accompanied by the following:

- Existing plans
- Schedule of accommodation, including photographs
- Accompanying heritage letter prepared by Spurstone Heritage Ltd

- 1.3 This application precedes a forthcoming pre-application request for the extension and reconfiguration of the existing hotel. The hotel is tired and in poor condition, and the forthcoming pre-application proposals seek to sensitively upgrade and refurbish the hotel to return the building to active use and

ensure its long-term preservation. For programming purposes, this application seeks to confirm that the proposed soft strip out and repair works can be done without listed building consent. These works are detailed in the accompanying Schedule of Proposed Works and encompass the following:

- stripping out carpets
- stripping out showers, sinks and toilets
- stripping out radiators
- stripping out the kitchen
- repairing windows on site
- restoring box shutters, on site; and
- removing non fixed furniture

2. SITE BACKGROUND

- 2.1 4-6 Bedford Gardens forms part of a Grade II listed Georgian terrace in the Bloomsbury Conservation Area, London. The terrace is group listed as “Numbers 1-20 and attached railings, 1-20, Bedford Place”. In full, the listing states:

Symmetrical terrace of 20 houses forming the east side of Bedford Place. c1815. By James Burton. Multi-coloured stock brick with rusticated stucco ground floors. Stucco 3rd floor sill band. 4 storeys and basements. 3 windows each. Slightly projecting end bays (Nos 1-3 and 18-20) and central bays (Nos 8-12). Wide segmental-arched doorways with some patterned fanlights, sidelights and double half-glazed doors. Gauged brick flat arches (painted red) to recessed sash windows, some with original glazing bars. Continuous cast-iron balconies at 1st floor level, No.11 with arched trellis balcony with tented canopy. Parapets. INTERIORS not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas, some houses with area overthrows.

- 2.2 The building has been used as a hotel for well over 50 years, though is currently vacant. Its internal configuration reflects its use as a hotel. The hotel is tired and in poor condition, and the forthcoming application proposes to bring the hotel up to a modern, usable standard whilst preserving the historic and architectural significance of the building.



Photograph showing the front of the site

3. PROPOSED WORKS

3.1 As set out in Section 1, the proposed works encompass:

- removing non fixed furniture
- stripping out carpets
- stripping out showers, sinks and toilets
- stripping out radiators
- stripping out the kitchen
- repairing windows on site; and
- restoring box shutters, on site

3.2 These are shown in the supporting Schedule of Proposed Works. No works are proposed to alter the plan form of the building, and no features are proposed to be replaced. The only proposed works to historic fabric will be repairing and repainting windows (like for like in material and technique), and this will all take place on site.

4. RELEVANT LEGISLATION

4.1 The Town and Country Planning (Listed Building and Conservation Area) Act 1990 ("The Act") is the primary legal document for this application.

4.2 Section 26H of the Act states:

(1) A person who wishes to ascertain whether proposed works for the alteration or extension of a listed building in England would be lawful may make an application to the local planning authority specifying the building and describing the works.

(2) For the purposes of this section works would be lawful if they would not affect the character of the listed building as a building of special architectural or historic interest.

- 4.3 The Planning (Listed Buildings) (Certificates of Lawfulness of Proposed Works) Regulations 2014 explains at Section 2 (5) (a) that a decision should be made within 6 weeks of a valid application being received by the LPA.

5. ASSESSMENT AND CONCLUSION

- 5.1 This assessment should be read in conjunction with the supporting letter prepared by Kit Wedd of Spurstone Heritage. In summary, we do not consider the works require listed building consent as they do not affect the special architectural or historic interest of the building on the following basis:

- 1) The strip out works simply involve the removal of modern features – radiators, baths, toilets, showers, kitchens, carpets, curtains. None of these features contribute to the special architectural or historic interest of the building and, as such, their removal will have no impact on the building's interest.
- 2) The repair works will be like for like, using the same materials and techniques. They will take place on site and will not involve the removal or replacement of any features. As explained on [Camden's website](#), *"like for like' repairs which match the original work in every way do not need listed building consent"*.

- 5.2 So, in summary, the minor internal strip out and repair works would not impact the special historic or architectural character of the listed building and we respectfully request that a certificate is granted accordingly. This will allow the applicant to programme works whilst agreeing the wider refurbishment works with officers. No alterations will take place that are not set out in this letter.

- 5.3 Should you have any queries or require further information, please do not hesitate to contact me on the details set out at the head of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to be 'C. Rose', written in a cursive style.

Charles Rose MRTPI

DIRECTOR