

Application ref: 2022/2138/L
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Savills
33 Margaret St
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

22 Bedford Square
London
Camden
WC1B 3HH

Proposal:

Internal alterations. Erection of cctv at lower ground floor level on front elevation and within the rear courtyard.

Drawing Nos: Site location and block plan; Heritage statement; Context and Considerations (Design and Access statement); Scope of works; All floors typical skirting and dado profile details; Existing 01 (Existing lower ground and ground floors); Existing 02 (Existing first and second floor plans); Existing 03 (Existing 3rd and 4th floor plans); Lower ground and ground (proposed lower ground and ground floor plans); First and second (proposed first and second floor plans); 3rd and 4th floor (proposed third and fourth floor plans); AXIS P3265-LV Dome Camera (technical sheet); CCTV Courtyard (location photograph); CCTV Front Basement (location photograph).

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 location and block plan; Heritage statement; Context and Considerations (Design and Access statement); Scope of works; All floors typical skirting and dado profile details; Existing 01 (Existing lower ground and ground floors); Existing 02 (Existing first and second floor plans); Existing 03 (Existing 3rd and 4th floor plans); Lower ground and ground (proposed lower ground and ground floor plans); First and second (proposed first and second floor plans); 3rd and 4th floor (proposed third and fourth floor plans); AXIS P3265-LV Dome Camera (technical sheet); CCTV Courtyard (location photograph); CCTV Front Basement (location photograph).

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 Reasons for granting listed building consent (delegated):

22 Bedford Square is one of a symmetrical terrace of 16 houses forming the north side of Bedford Square. Built c. 1776-81 as part of a speculative development of large townhouses for Bedford Estate, the property is Grade I listed.

Bedford Square with its surviving formal symmetry is a significant and complete example of eighteenth-century of London urban planning.

The building retains much of its original form as well architectural detailing but has been subjected to a number of localised internal changes throughout its history.

The proposed internal works include modification of some of the modern fixtures (introduced in 2019) and the limited introduction of built-in cabinetry, the details of which are to be scribed around original heritage features. No original or heritage features are proposed for modification or removal.

The proposed cctv units are to be located in secluded positions to monitor secondary access points to the building. The units are small and position

selected cannot be seen directly from the public highway. It is therefore considered that the introduction of cctv cameras in the locations selected will have minimal impact on the architectural significance of the listed building.

The application has been advertised in the press and by means of a site notice. The concerns expressed by Bloomsbury CAAC have been addressed and the proposal to erect a flagpole on the front of the building has been deleted from the application.

Historic England issued a letter of authorisation for the case, which was stamped by the NPCU.

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 2021 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



Daniel Pope
Chief Planning Officer