

Application ref: 2022/1172/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 20 October 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Johanna Molineus Architects
22 Great Chapel Street
London
W1F 8FR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
19 Bedford Square
London
WC1B 3HH

Proposal: Renovation and refurbishment of existing building to remove non-original additions, repair/refurbish the existing windows and doors; replacing and upgrading services throughout, replacement of the external condensers with new units to roof top level and infill extension to vacant undercroft at lower ground level beneath rear link extension.

Drawing Nos: 314.19 002 REV P1; 314.19 100 REV P1; 314.19 110 REV P1; 314.19 120 REV P1; 314. 19 130 REV P1; 314. 19 150 REV P1; 314.19 160; 314.19 200 REV P1; 314.19 250 REV P1; 314.19 201 SK220804; Design and Access Statement dated January 2022 and Heritage Statement commission by Cogent Heritage dated January 2022.

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 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 London Borough of Camden Local Plan 2017.

- 3 Before the relevant part of the work is begun, details and samples of the Welsh slate roofing materials shall be submitted to and approved in writing by the local planning authority.

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 London Borough of Camden Local Plan 2017.

- 4 All the plasterwork, mould, cornices and timber floor structure shall be retained and repaired. Where repairs or replacement are required samples or squeezes shall to be taken prior to works commencing and any repairs to the plasterwork will be done to match the existing.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of 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.

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