

Application ref: 2022/3925/L
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Date: 1 November 2022

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

Phone: 020 7974 4444

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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:
28 Bedford Square
London
Camden
WC1B 3JS

Proposal:

Internal alterations at basement, ground and first floor levels to rear mews house.

Drawing Nos: 326.28 001 Rev P1; 326.28 100 Rev P2; 326.28 101 Rev P1; 326.28 102 Rev P1; 326.28 103 Rev P1; 326.28 104 Rev P1; 326.28 105 Rev P1; 326.28 115 Rev P1; 326.28 200 Rev P2; 326.28 201 Rev P1; 326.28 202 Rev P1; 326.28 203 Rev P1; 326.28 204 Rev P1; 326.28 205 Rev P1; 326.28 211 Rev P1; 326.28 215 Rev P2;

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:

326.28 001 Rev P1; 326.28 100 Rev P2; 326.28 101 Rev P1; 326.28 102 Rev P1; 326.28 103 Rev P1; 326.28 104 Rev P1; 326.28 105 Rev P1; 326.28 115 Rev P1; 326.28 200 Rev P2; 326.28 201 Rev P1; 326.28 202 Rev P1; 326.28 203 Rev P1; 326.28 204 Rev P1; 326.28 205 Rev P1; 326.28 211 Rev P1; 326.28 215 Rev P2;

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 application building is a grade I listed building located in Bloomsbury Conservation Area. Bedford Square is a grand set piece built in 1776-81, probably designed by either Thomas Leverton or Robert Palmer, for the Bedford Estate. The square is acknowledged in the list description as forming a most important and complete example of eighteenth century town planning. All four sides of the square are largely identical three storey town houses with basements and attic storeys.

Whilst the building has undergone some changes internally the original domestic floorplan is still evident.

The works proposed are internal alterations to the mews building at the rear which is fully integrated into the Bedford Square property. The mews itself was rebuilt in the 1980s and probably dates from 1986 according to the date stone above the Morwell Street entrance door. Internally there is no historic fabric although the character of the space does still read as being subservient to the main house.

The alterations proposed do not affect any historic fabric and maintains the character of the mews spaces are secondary to the main house, therefore the special interest of the listed building will be preserved.

Historic England was consulted and responded with a signed and stamped letter from the National Planning Casework Unit authorising the Council to determine to the application as it sees fit.

The application was advertised by means of a site notice and a press notice but no responses were received as a result of this. Bloomsbury CAAC was also consulted but raised no objections to the proposals.

The site's planning history was taken into account when arriving at 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.
- 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

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