

Application ref: 2022/4189/P  
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Date: 28 November 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

City Planning  
Third Floor  
244 Vauxhall Bridge Road  
London  
SW1V 1AU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**4-6 Bedford Place**  
**London**  
**Camden**  
**WC1B 5JD**

Proposal:  
Repairs to existing roof structure and replacement of roof covering.

Drawing Nos: 001 P02; 005 P02; 015 P02; 035 P02; 040 P02; 041 P02; 060 P02; 061 P02; 115 P02; 140 P02; 141 P02; 301 P02; 302 P02; 303 P02; Cover letter prepared by City Planning dated 30/09/2022; Heritage Statement: roof repairs prepared by Spurstone Heritage Ltd; Roof Structure Report prepared by Hydrock dated 01/09/2022; Planning, Design and Access Statement prepared by City Planning dated September 2022.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 001 P02; 005 P02; 015 P02; 035 P02; 040 P02; 041 P02; 060 P02; 061 P02; 115 P02; 140 P02; 141 P02; 301 P02; 302 P02; 303 P02; Cover letter prepared by City Planning dated 30/09/2022; Heritage Statement: roof repairs prepared by Spurstone Heritage Ltd; Roof Structure Report prepared by Hydrock dated 01/09/2022; Planning, Design and Access Statement prepared by City Planning dated September 2022.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informatives:

- 1 Reasons for granting permission.

The proposal seeks to remove the existing asphalt, slates and sarking boards so that the condition of the existing roof can be properly investigated. All sound timber will be retained and decayed timbers repaired by splicing in new timber. The roof structure will be strengthened by the addition of new steel strengthening channels to both sides of the valley beams, trimming beams, and new rafters and ceiling joists. Once the roof structure has been strengthened, new insulation will be installed before the roof covering is replaced. Existing slates will be retained where possible and cleaned and reused. However, it is accepted that the asphalt painting on the slates means that nearly all of the roof will need to be recovered with new natural slate to match the historic roof covering. The works will not harm the character or appearance of the building or the surrounding conservation area and would be considered acceptable.

Given the modest nature of the proposal, it would not result in any harm to neighbouring amenity in terms of loss of light, outlook or privacy and is considered acceptable.

The site's planning history have been taken into account when making this decision. No objections have been received prior to 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.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, 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 2021.

- 2 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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](http://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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully



Daniel Pope  
Chief Planning Officer