

Application ref: 2022/4723/L  
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Date: 28 November 2022

**Development Management**  
Regeneration and Planning  
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City Planning  
Third Floor  
244 Vauxhall Bridge Road  
London  
SW1V 1AU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 Listed Building Consent subject to the following conditions:

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: 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: 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.

#### Informatives:

- 1 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 are considered to better reveal and enhance significance. Removal of the asphalt and replacement of the slates like-for-like will enable the original appearance of the roof to be reinstated and remove the additional weight which the asphalt has placed on the roof. The works of repair will also prevent further water ingress into the property. The works are considered to better reveal and enhance significance and to secure the property against rainwater ingress.

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.16 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 policy 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.

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', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer