

Application ref: 2022/5296/L
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
Date: 21 February 2023

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

DHP (UK) LLP
The Pavilion
Ascot Racecourse
High Street
Ascot
SL5 7JF
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**49 - 51 Bedford Square
London
Camden
WC1B 3DP**

Proposal:

Refurbishment and redecoration of four kitchens, alterations to the Mews Conservatory, external works within the Mews Courtyard, and external repairs to Nos.49 - 51 Bedford Square.

Drawing Nos: Design and Access and Heritage Statement; Location Plan; Existing Ground Floor Plan; Existing First Floor Plan; Existing Second Floor Plan; Existing Third Floor Plan; Barista Concept Design; Ground Floor Kitchen Layout room number M/G07; First Floor Kitchen Layout room number 50/108; Second Floor Kitchen Layout room number 50/207; Third Floor Kitchen Layout room number 50/311; Proposed Ground Floor Barista Enlarged Plan and Elevation; Proposed First Floor The Store (Adjacent Hub1) Enlarged Plan and Elevations; Proposed Second Floor Barista Enlarged Plan and Elevations; Proposed Third Floor Tea lounge (Adjacent to Hub3) Enlarged Plan and Elevations; Proposed Kitchen; Teapoint Alteration Works and External Repairs (Drawing No. 4499 1700 01); New External Plant Proposed Plans and Elevations Showing Acoustic Canopies; Marmoleum; New External Plant Proposed Plans and Elevations Showing Acoustic Canopies.

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:

Design and Access and Heritage Statement; Location Plan; Existing Ground Floor Plan; Existing First Floor Plan; Existing Second Floor Plan; Existing Third Floor Plan; Barista Concept Design; Ground Floor Kitchen Layout room number M/G07; First Floor Kitchen Layout room number 50/108; Second Floor Kitchen Layout room number 50/207; Third Floor Kitchen Layout room number 50/311; Proposed Ground Floor Barista Enlarged Plan and Elevation; Proposed First Floor The Store (Adjacent Hub1) Enlarged Plan and Elevations; Proposed Second Floor Barista Enlarged Plan and Elevations; Proposed Third Floor Tea lounge (Adjacent to Hub3) Enlarged Plan and Elevations; Proposed Kitchen; Teapoint Alteration Works and External Repairs (Drawing No. 4499 1700 01); New External Plant Proposed Plans and Elevations Showing Acoustic Canopies; Marmoleum; New External Plant Proposed Plans and Elevations Showing Acoustic Canopies.

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.

- 4 Prior to the commencement of works, a method statement covering repair work to the front stone steps onto Bedford Square, including details of the exact sections to be removed and replaced as well as stone cleaning (if to be undertaken) shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 Detailed samples of materials, in respect of the following, shall be reviewed on site and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Stone for the repair to the front steps onto Bedford Square.

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):

Nos. 49-51 Bedford Square are part of a terrace of 15 houses forming the south side of Bedford Square. Built as part of a speculative development of large townhouses for Bedford Estate, the property are Grade I listed.

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

The Mews Buildings located behind the main houses (fronting Bedford Avenue) were rebuilt in the 1890s. The roof to the Mews is a truncated mansard constructed in timber with an asphalt covering and slated roof slopes.

The main buildings retain much of their original form as well architectural detailing.

The proposed works include refurbishment to the kitchen facilities within the main properties, roof maintenance and replacement of slipped slates on the main roofs, repointing of brickwork, repair to the front doorsteps onto Bedford Square, and roof repairs to the Mews Building as well as other works.

The proposed changes and maintenance are considered not to result in harm to the architectural significance of the listed buildings.

The application has been advertised in the press and by means of a site notice. 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer