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Development Management
 Camden Town Hall Extension
 Argyle Street
 London WC1H 8EQ

Application for Listed Building Consent for alterations, extension or demolition of a listed building Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

29-31 Bedford Row Chambers

Address Line 1

Bedford Row

Address Line 2

Address Line 3

Camden

Town/city

London

Postcode

WC1R 4HE

Description of site location must be completed if postcode is not known:

Easting (x)

530770

Northing (y)

181818

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Joe

Surname

Firestone

Company Name

Progress Work Place Solutions

Address

Address line 1

Ground Floor Taunton House

Address line 2

Waterside Court

Address line 3

Rochester

Town/City

Kent

County

Country

United Kingdom

Postcode

Me2 4nz

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Minor interior modifications to two existing basement office rooms, involving the removal of a modern plasterboard ceiling & stud partition dividing the space, relocation of an existing door set, new electrical installations, wiring, lighting, decoration, joinery & flooring.

Replacement of a modern 80 x 80 SHS post supporting an existing oak beam with a larger 100 x 100 SHS supporting a new steel beam to the underside of the existing oak beam (which is not altered). Steel supports concealed with plasterboard.

Has the development or work already been started without consent?

- Yes
 No

If Yes, please state when the development or work was started (date must be pre-application submission)

18/07/2022

Has the development or work already been completed without consent?

- Yes
 No

If Yes, please state when the development or work was completed (date must be pre-application submission)

07/11/2022

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Within the basement office area which had previously been modernised with plasterboard lining etc.

We needed to replace a 80x80 SHS modern post which was not correctly supporting an existing Oak beam. We installed a steel beam under the oak beam and supported this with a padstone at one end (within a brick pillar) and an enlarged post at the other, set onto reinforced floor slab.

Structural design & calculations are enclosed ref: 1038- 29 Bedford Row Rev B

Other works in the building were confined to decoration, light fitting changes & flooring.

No traditional architectural details were removed or modified during the project.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

If No, can you give appropriate notice to all the other owners?

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:

***** REDACTED *****

House name:

Harpur Trust

Number:

Suffix:

Address line 1:

Pilgrim Centre

Address Line 2:

Brickhill Drive

Town/City:

Bedford

Postcode:

MK41 7PZ

Date notice served (DD/MM/YYYY):

22/02/2024

Person Family Name:

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Josef

Surname

Firestone

Declaration Date

22/02/2024

- Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- I / We agree to the outlined declaration

Signed

Joe Firestone

Date

26/02/2024