

Application ref: 2024/0754/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

29-31 Bedford Row Chambers
Bedford Row
London
Camden
WC1R 4HE

Proposal:

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.

Drawing Nos: Location Plan; Design & Access Statement; Existing Basement General Arrangement; Proposed Basement General Arrangement; Basement Extract 5&6
Proposed general arrangement; Structural Calculations; Project Specification of Works;
Basement steel support implementation plan.

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:

Location Plan; Design & Access Statement; Existing Basement General Arrangement; Proposed Basement General Arrangement; Basement Extract 5&6 Proposed general arrangement; Structural Calculations; Project Specification of Works; Basement steel support implementation plan.

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 Reasons for granting listed building consent (delegated):

Nos.29 and 30 Bedford Row are part of a terrace of four houses, built in the mid-eighteenth century with nineteenth century alterations. The properties are Grade II listed and located within Bloomsbury Conservation Area.

Recent refurbishment works within the basement has revealed poor support for part of the ground floor. A new structure is to be installed consists of an enlarged steel post (correctly supported), a steel beam (positioned under the existing oak beam) and a pad stone at the brick pier end. This work is considered necessary in order to preserve the integrity of the building.

In addition, minor interior modifications to two existing basement office rooms are proposed. The proposed changes are to modern fabric. The refurbishment amount to relatively small-scale changes which are considered not to impact on the architectural significance of the building or the terrace as a whole.

The works are internal and therefore there is no requirement to advertise or consult on the application.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer