

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/12/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		11/11/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Anette de Klerk				A) 2010/5445/P B) 2010/5454/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
42 Bedford Row London WC1R 4LL				Refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
<p>A) Installation of external handrails behind parapet of the ground floor rear extension to office building (Class B1).</p> <p>B) External and internal alterations, including installation of external handrails behind parapet of ground floor rear extension and installation and relocation of internal handrails to office building (Class B1).</p>							
<b>Recommendation(s):</b>		<p>A) Grant Planning Permission</p> <p>B) Grant Listed Building Consent</p>					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	16	No. of responses	0	No. of objections	0
				No. electronic	0		
<b>Summary of consultation responses:</b>		A site notice was displayed between 20/10/2010 – 10/11/2010. No response was received.					
<b>CAAC/Local groups comments:</b>		Bloomsbury CAAC – No response received.					

## Site Description

The application site is situated on the west side of Bedford Row and contains two Georgian terraced houses constructed by Nicolas Barbon in 1693. Both of the front facades have been replaced and have had extensive alterations to the rear. The properties are currently used as offices (Class B1).

The properties are Grade II listed and located within the Bloomsbury conservation area.

## Relevant History

**2006/5337/P:** Installation of ramp in front garden and new windows in north elevation at ground floor level to existing offices (Class B1). Refused 31/01/2007.

**2006/5338/L:** Installation of ramp in front garden and new windows in north elevation, and various internal alterations. Refused 31/01/2007.

**2007/0942/L:** Various internal alterations and works associated with the installation of new windows in north elevation at ground floor level to existing offices (Class B1). Granted 21/05/2007.

**2007/1257/P:** Installation of new windows in north elevation at ground floor level to existing offices (Class B1). Granted 21/05/2007.

**2007/1261/L:** Formation of new internal door at ground floor level. Granted 21/05/2007.

**8770263:** Alteration to form a new door opening at 1st floor level and at basement level through the party wall between 42 and 43 Bedford Row. Granted 18/11/1987.

**9070195:** The formation of party wall opening at first floor level between 43 and 44. Granted 30/07/1991.

**LS9804605R1:** Alterations to rooflights and door openings at ground floor level. Granted 29/04/1999.

**LSX0204226:** Infilling of existing link doorway between No.42 and No.43 Bedford Row. Granted 05/03/2002.

## Relevant policies

### **LDF Core Strategy and Development Policies**

#### Relevant Policies in Camden Core Strategy

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### Relevant Policies in Camden Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

## Assessment

### Proposal:

It is proposed to install safety railings behind the parapet of the ground floor rear extension and the installation and relocation of internal handrails to a Grade II listed office building (Class B1).

### External Alterations:

#### Design, Scale, Appearance

The proposed safety railings will be located behind the parapet of the ground floor rear extension to ensure the safety of cleaning and maintenance staff. The safety railings will measure approximately 1.1m above roof level and will be galvanised steel fixed to a concrete paving slab laid on the roof.

The installation of the proposed safety railings is not considered to harm any historic fabric and although its appearance is utilitarian, it is not considered to detract from the setting of the listed building or the appearance of the conservation area.

### Internal Alterations:

The application also includes the installation of new handrails and the relocation of existing handrails to improve the safety of all users of the building. The handrails will be painted timber to match the finish of joinery elsewhere in the building. It is not considered that the alterations would have any detrimental impact on the fabric or appearance of the Grade II listed building.

**Recommendation: A) Grant Planning Permission**

**B) Grant Listed Building Consent**

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