

Mr. Matthew Groves
MMJG Limited
2 Brinshope Cottages
Wigmore
Herefordshire
HR6 9UR

Application Ref: **2014/7021/L**
Please ask for: **Michelle O'Doherty**
Telephone: 020 7974 **5668**

28 May 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
36 Bedford Row
London
WC1R 4JH

Proposal:
Replacement escape stair from the front lightwell to ground level.
Drawing Nos: Site Location Plan, Drawing 01 dated 01/05/2015, Fire Escape Report and Specification

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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for Granting Listed Building Consent:

The existing emergency stair from the lightwell to the ground floor is in poor condition, requiring replacement. The original proposal provided two options for a replacement stair that were not acceptable because of their design and detailing including highlighted nosing and emergency lighting. These details would have harmed the special interest of the individual listed building and the group value of the terrace. The revised proposal is for a simple painted metal stair that preserves the listed buildings' special architectural and historic interest.

The proposed works did not require consultation but the planning history of the building and of the terrace were considered as part of the decision-making for this application.

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of 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.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment