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23<sup>rd</sup> July 2015

Dear Sir / Madam,

**42 BEDFORD SQUARE, LONDON, WC1B 3DP  
APPLICATION FOR LISTED BUILDING CONSENT**

On behalf of our client, Classic Design Investments Limited, we enclose an application for listed building consent in relation to the property at 42 Bedford Square, London, WC1B 3DP.

The proposals comprise minor internal alterations including a change in the design of the secondary staircase from second to third floor and slightly reconfiguring the layout of the second floor. The aspiration is to improve the internal circulation space and enable direct access to the DDA lift, necessitated by the proposed minor alterations including the revised staircase design and changes to the platform at second floor level. Planning permission and Listed Building Consent were granted for the use of the property as a single family dwelling in 2014/2015 (refs. 2014/4633/P and 2014/4634/L respectively). This application proposes a minor change to the layout approved at that time.

The proposals are supported by paragraph 25.14 of Camden's Development Policies document which asserts that *"where listed buildings are being altered for the provision of access for people with disabilities, the Council will balance their needs with the interests of conservation and preservation"*. The proposals successfully and sensitively balance the needs of accessibility and conservation, as required by Camden's Development Policies. This is achieved by improving the internal access arrangements whilst also ensuring that there is minimal impact upon the existing historic beams and providing a fully reversible solution with lightweight partitions. As specified in paragraph 25.14 of Camden's Development Policies, *"the listed nature of a building does not preclude the development of inclusive design solutions"* and we consider that the proposals offer a creative solution for improving the functionality of the existing building whilst also conserving its historic significance.

In support of this application, the following documents are enclosed:

- Application form for Listed Building Consent;
- Ownership Certificate;
- Site Location Plan;
- Drawing ref. (26) A023: Second Floor Plan as existing;



- Drawing ref. (26) A024: Third Floor Plan as existing;
- Drawing ref. P03\_(15) AP025 Rev C: Second Floor Plan as Proposed;
- Drawing ref. P03\_(15) AP026 Rev C: Third Floor Plan as Proposed;
- Drawing ref. P03\_(15) AS032 Rev B: Section B-B as Proposed;
- Drawing ref. 1509/P/120 Rev C: New Stair Balustrade Detail;
- Drawing ref. 3306/302 Rev P2: Second Floor Plan;
- Drawing ref. 3306/303 Rev P2: Third Floor Plan;
- Design Statement, prepared by BDP;
- Heritage Assessment, prepared by Montagu Evans.

The plans and drawings illustrate the layout of the property that has been approved pursuant to the application for planning permission (2014/4633/P) and Listed Building Consent (2014/4634/L).

We trust that the enclosed documents are sufficient to enable you to validate the application and we look forward to receiving written confirmation of this in due course. If you have any queries, please do not hesitate to contact Alice Broomfield or Matthew Gibbs of this office.

Yours faithfully,



**DP9 Ltd**