

PLANNING INSPECTORATE REFS:

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**APPEAL BY CLASSIC DESIGN INVESTMENTS LIMITED AGAINST THE FAILURE
OF LONDON BOROUGH OF CAMDEN TO DETERMINE APPLICATION FOR:**

1. Listed building consent: 2015/4222/L

**For alteration to the design of the secondary staircase from 2nd to 3rd floor and re-
configuring the layout at 2nd floor.**

42 BEDFORD SQUARE, LONDON, WC1B 3DP

APPEAL TO BE DETERMINED BY WAY OF A HEARING

DRAFT STATEMENT OF COMMON GROUND

December 2015

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STATEMENT OF AGREEMENT

In accordance with the Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000 (as amended), the content of this Statement has been prepared by DP9 on behalf of Classic Design Investments Ltd (and agreed by the London Borough of Camden.)

The purpose of this document is to set out the agreed factual information prior to the Hearing due to commence on2016.

.....
DP9 Ltd on behalf of Classic Design Investments Ltd

.....
London Borough of Camden

Dated:

FIRST DRAFT

1.0 DESCRIPTION OF APPEAL SITE AND SURROUNDINGS

- 1.1 The site and surrounding area is described in detail in the Design and Access Statement which accompanies the application for listed building consent.
- 1.2 The site is located on the south side of Bedford Square. It is a mid-terraced property that comprises a principal building on Bedford Square that is physically linked at basement and ground floor levels to a mews building located on Bedford Avenue.
- 1.3 The existing building benefits from a grant of planning permission for the change of use from office to residential in 2007. In 2015, planning permission and listed building consent were granted to reconfigure the building to bring it back into use as a single family dwelling.
- 1.4 The site is within the Bloomsbury Conservation Area. The building is Grade I Listed forming part of the Square which was built in the period 1775 – 1783. The linked mews building is of late 20th Century construction.
- 1.5 The site is well served by public transport and is in close proximity to Tottenham Court Road underground station (200 metres to the south) whilst Goodge Street and Holborn are both within 500 – 600 metres. A large number of bus services run along the surrounding streets.
- 1.6 Bedford Square comprises buildings in predominantly office and administrative use. A number of the properties are, however, in residential use (as single dwelling houses) having in the past ten years or so been converted from office to residential use – putting the buildings back to their original use, see number 52, number 40 and in particular number 53 Bedford Square, granted planning permission and listed building consent for conversion from office to use as a single dwelling house in 2008 (reference 2008 / 2641 / P).

2.0 PLANNING HISTORY

- 2.1 In 2007 planning permission and listed building consent was granted for the change of use and conversion of the application property from Class B1 office to Class C3 residential. The approvals (2006 / 5534/ P and 2007 / 0134 / L) dated 23rd August 2007 provided for the subdivision of the building into a principal unit in the main building (at ground to third level) with separate flats at the basement level and in the mews at the rear. A Section 106 Agreement was entered into associated with the approval and this included financial contributions to open space and education (totalling circa £36,040)
- 2.2 The 2007 permissions were implemented by the previous owner but the works of conversion were never fully completed in accordance with that for which approval was granted.
- 2.3 The current owners of the property purchased the building in its current condition on 3rd February 2012.
- 2.4 In February 2015, planning permission was granted on appeal in February 2015 (ref. APP/X5210/A/14/2228630) for use of the property as a single family dwelling. Listed building consent (ref. 2014/4636/L) for these works was granted in September 2014. The proposals consisted of the principal building off Bedford Square providing the main accommodation, including dining and living spaces alongside bedrooms for the family, with the mews building providing guest and some staff accommodation. The application also sought to remedy the deficiencies evident from the partially completed works undertaken since 2007.
- 2.5 Subsequent applications have been submitted to the Council associated with the development of the scheme approved in February 2015.

3.0 PROPOSED DEVELOPMENT

3.1 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.

3.2 The description of development is as follows:

“Alteration to the design of the secondary staircase from 2nd to 3rd floor and re-configuring the layout at 2nd floor”.

3.3 The listed building consent application was submitted on 23rd July 2015 and was registered on 28th August 2015. The application was considered valid from 23rd July 2015.

3.4 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.

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4.0 PLANNING POLICY CONTEXT

- 4.1 A list of key relevant national and local planning policies and guidance that are relevant to the appeal proposals is set out below.
- 4.2 The statutory development plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 comprises the London Plan (2015) consolidated with alterations since 2011, the Camden Core Strategy (2010), Development Policies Document (2010) and Fitzrovia Action Plan (2014).

National Policy

- 4.3 The National Planning Policy Framework (March 2012) and National Planning Practice Guidance (2014) form the national development framework.

National Planning Policy Framework

- 4.4 The NPPF is a material consideration when making a determination under the Planning Acts.

National Planning Practice Guidance (NPPG)

- 4.5 The NPPG sets out guidance in regards to key issues contained within the NPPF. This should be taken into account when assessing the application as a material consideration.

Regional and Local Policies

- 4.6 It is agreed that the development plan policies that are relevant to the applications subject to these appeals are as set out below.

London Plan (2015)

Policy 3.14: Existing Housing

Policy 7.4: Local Character

Policy 7.6: Architecture

Policy 7.8: Heritage Assets and Archaeology

Core Strategy (2010)

Policy CS6: Providing Quality Homes

Core Strategy Policy CS14: Promoting high quality places and conserving our heritage

Development Policies Document (2010)

Policy DP24: Securing High Quality Design

Development Policy DP25: Conserving Camden's heritage

Policy DP26: Managing the impact of development on neighbours

Fitzrovia Area Action Plan (2014)

Other material considerations

It is agreed that the following documents provide other material considerations in the determination of the appeals.

London Plan Supplementary Planning Guidance

The Housing SPG, December 2012

London Borough of Camden Supplementary Planning Guidance

CPG1 Design (September 2013)

CPG2: Housing (September 2013)

5.0 SCHEDULE OF DRAWINGS AND OTHER DOCUMENTS ACCOMPANYING THE APPEAL APPLICATION

5.1 A composite list of drawings and documents comprising the applications will be incorporated in the agreed document.

6.0 MATTERS AGREED BETWEEN THE PARTIES

6.1 This will be expanded in discussion with the Council and those areas of agreement identified for the Inspector in advance of the Hearing.

7.0 PLANNING CONDITIONS

7.1 A draft list of conditions will be discussed and agreed for discussion at the Hearing.

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