



**42 BEDFORD SQUARE: REVISED SECOND STAIR DESIGN AT SECOND AND THIRD
FLOOR LEVEL**

APPEAL STATEMENT OF CASE

DECEMBER 2015

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1.0 INTRODUCTION

- 1.1. This Appeal Statement is submitted on behalf of our client, Classic Design Investments Ltd, in respect of an appeal against the failure of the Council to determine the application for listed building consent relating to the property at 42 Bedford Square, London (Appendix 1).
- 1.2. The application seeks listed building consent for:

“Alteration to the design of the secondary staircase from 2nd to 3rd floor and re-configuring the layout at 2nd floor”.
- 1.3. The application for listed building consent was submitted by way of letter dated 23rd July 2015. Notification that the application was valid was received on 28th August 2015. The application reference number is 2015/4222/L.
- 1.4. This Statement sets the context for the site and its surrounding area and describes the proposals for development. This Statement should be read and considered in conjunction with the submitted plans and drawings and other documents that comprise the application for listed building consent.
- 1.5. This Statement has been prepared with input from the professional team appointed by the applicant to bring forward the proposal for the Grade I Listed building, including in particular BDP and Montagu Evans.

2.0 SITE AND SURROUNDINGS

- 2.1. 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 (42 Bedford Square) that is physically linked at basement and ground floor levels to a mews building (13 Bedford Avenue) located on Bedford Avenue.
- 2.2. The existing building is currently vacant and the subject of various applications for listed building consent associated with its use as a single family dwelling. A contract to carry out the works that is the subject of Listed Building Consent ref. 2014/4636/L and Planning permission ref. 2014/4633/P is agreed and works are programmed to commence in January 2016.
- 2.3. The site is set within the Bloomsbury Conservation Area. The building is Grade I Listed – the Square was built between 1775 – 1783. The linked mews building is of late 20th Century construction.
- 2.4. 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 Goadge Street and Holborn are both within 500 – 600 metres. A large number of bus services run along the surrounding streets.
- 2.5. Bedford Square comprises buildings in predominantly office and residential use. A number of buildings have in the past ten years or so been converted from office to residential use – putting the buildings back to their original use.

3.0 PLANNING HISTORY

Appeal Site

- 3.1. In 2007 planning permission and listed building consent was granted for the change of use and conversion of the 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 sub-division 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).
- 3.2. 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.
- 3.3. The current owners of the property purchased the building in its current condition on 3rd February 2012.
- 3.4. 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.
- 3.5. Subsequent applications have been submitted to the Council associated with the development of the scheme approved in February 2015.
- 3.6. Further to the grant of planning permission and listed building consent, the owner now proposes to build the scheme out and has appointed Beck Interiors Ltd to undertake the works, which are due to commence in February 2016.

Appeal Scheme

- 3.7. On 23rd July 2015 an application was submitted for the:

“Alteration to the design of the secondary staircase from 2nd to 3rd floor and re-configuring the layout at 2nd floor”.
- 3.8. The application for listed building consent was submitted by way of letter dated 23rd July 2015. Notification that the application was valid was received on 28th August 2015 (please refer to Appendix B). The application reference number is 2015/4222/L.

-
- 3.9. By way of email dated 30th September 2015, the Council's Case Officer indicated that the application would be recommended for approval. We had thus far received positive feedback during the determination of the application and the email confirmed the views expressed by the Case Officer (please refer to Appendix C).
- 3.10. On 20th October 2015 a further email was received from the Council's Conservation Officer confirming that the proposal was unacceptable and that the application would be recommended for refusal (please refer to Appendix D). The proposal was considered unacceptable for two reasons:
1. The front-to-back division is uncharacteristic and the proposed stair is an alien form. The proposal is therefore unacceptable for reasons of harm to historic plan form.
 2. There is not a drainage solution for the location of proposed lavatories.

4.0 PROPOSED DEVELOPMENT

- 4.1. 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. 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.
- 4.2. 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.
- 4.3. The proposed development opens up the room by removing the existing sauna. In the appeal scheme, the fireplace now reverts to being in the centre of the room in keeping with its original design as opposed to being located in the corner of the room adjacent to the sauna.
- 4.4. Please refer to Appendix G for photographs of the existing staircase.
- 4.5. A detailed breakdown of the application proposals is provided in the Design Statement produced by BDP and submitted with the application.

5.0 PLANNING POLICY

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Acts, it should be done so in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2. Alongside Section 38(6), the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act") contains a specific duty in relation to applications for Listed Building Consent. Section 16(2) of the 1990 Act states that in considering whether to grant listed building consent for any works, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.3. The Courts have confirmed that the duty under 16(2) is a matter of considerable importance and weight in the planning process, requiring careful consideration within the wider legislative and planning policy framework.
- 5.4. The following is considered to comprise the principal planning policy and guidance of relevance to the determination of these proposals.

National Policy

- 5.5. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and supersedes previous national planning guidance contained in various Planning Policy Guidance and Planning Policy Statements. The NPPF sets out the Government's economic, environmental and social planning policies and is to have immediate effect on all planning decisions.
- 5.6. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both the plan-making and decision-taking process. This means approving development proposals that accord with the development plan without delay, and where the development plan is absent, silent, or out-of-date, granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development, or specific policies in the NPPF indicate otherwise.
- 5.7. The NPPF is a material consideration when making a determination under the Planning Acts.
- 5.8. In terms of housing, section 6 of the NPPF is aimed at delivering a wide choice of high quality homes.
- 5.9. In relation to design, the NPPF considers that "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". It goes on to say that "it is important

- to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes”.
- 5.10. The NPPF further states that “in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area”.
- 5.11. Section 12 of the NPPF relates to “conserving and enhancing the historic environment”. The NPPF states that applications should describe the heritage assets affected and that when considering a proposed development and its impact on the significance of a designated heritage asset, great weight should be given to the assets conservation.
- 5.12. At paragraph 131 of the NPPF it is stated that in determining planning applications local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.13. Paragraphs 132 – 134 NPPF identify the manner in which the proposed development of a designated heritage asset should be assessed and the weighing of the public benefits against any perceived harm.
- 5.14. The guidance in the National Planning Practice Guidance (NPPG) expands on the advice in section 12 of the NPPF. In particular, paragraph 003, in describing what is meant by the conservation and enhancement of the historic environment, emphasises that conservation is an active process of maintenance and managing change. In relation to buildings it is noted that generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation.

Regional Policy – London Plan

- 5.15. At the strategic level, the Mayor’s most recent London Plan was published in July 2015. The London Plan is the guiding land use and planning document for the capital. As such, it sets out the spatial strategy and policy context for how and where growth is to be accommodated. These objectives include optimising the development of previously developed land and promoting development in areas accessible by public transport.
- 5.16. Chapter 3 of the London Plan addresses housing. Policy 3.14 states that the existing housing stock and its condition and quality should be enhanced. Moreover, Boroughs should promote efficient use of the existing stock by reducing the number of vacant,

- unfit homes and prioritise long-term empty homes, derelict empty homes and listed buildings to be brought back into residential use.
- 5.17. London Plan Policy 7.6 - Architecture requires buildings and structures to be of the highest architectural quality. The policy sets out design principles, which include providing high quality indoor and outdoor spaces.
- 5.18. Policy 7.8 of the London Plan deals with heritage assets and archaeology. Parts C – E of Policy 7.8 identify the matters that planning decisions relating to heritage assets should take in to account. Specifically it is stated that development affecting heritage assets and their setting should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Paragraph 7.31 provides supporting text to Policy 7.8 and notes that the careful protection and adaptive re-use of heritage buildings is crucial to the preservation of the diverse range and character of London’s built heritage.

Camden’s Local Policy

Core Strategy

- 5.19. Core Strategy Policy CS14 - *Promoting high quality places and conserving our heritage* states that development should be of the highest standard of design that respects local context and character. The boroughs rich heritage assets and their settings are to be preserved and enhanced whilst the highest standards of access in all buildings and places will be sought: schemes should be designed to be inclusive and accessible. The supporting text notes that there are some 5,600 nationally listed buildings in the borough that give rise to its rich architectural heritage.
- 5.20. Pages 126 – 129 describe Camden’s character. For the southern part of the borough it is noted that most of Camden’s growth will occur here. This area includes central London and has a rich, varied and dense character. The “planned” Georgian streets and squares e.g. Bedford, Russell, Fitzroy are evidence of the early expansion of London. The supporting text continues to note that “Modest mews developments to the rear of the terraces contrast in scale and are a particularly characteristic type here and elsewhere in the borough”.
- 5.21. The Fitzrovia Area Action Plan describes Bedford Square as a virtually intact Georgian square fronted by terraced townhouses forming a single formal composition. Buildings fronting the square are neo-classical terraced townhouses (which are all listed) with a strong uniformity of proportions and scale.

Development Policies Document

- 5.22. Camden Policy DP24 - *Securing High Quality Design* requires all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider, inter alia, the character, setting, context and the form and scale of neighbouring buildings; the

- character and proportions of the existing building and where alterations and extensions are proposed; the provision of appropriate hard and soft landscaping including boundary treatments; and the provision of appropriate amenity space.
- 5.23. Development Policy DP25 - *Conserving Camden's heritage* reiterates the principles of Policy CS14. Specifically, listed buildings are to be preserved or enhanced; development that would cause harm to the setting of a listed building is not to be permitted and; permission will only be granted for alterations where these would not cause harm to the special interest of the building.
- 5.24. Paragraph 25.14 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"*.

Supplementary Planning Guidance

- 5.25. The Council has produced supplementary planning guidance. The relevant Camden Planning Guidance documents are as follows:
- 5.26. CPG1 Design (July 2015) provides guidance on all types of detailed design issues and identify that the Council is committed to excellence in design. Matters relating to heritage are described at pp 15-27. In particular, the guidance notes that applications for listed building consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary. Paragraph 3.27 notes that everyone should have dignified and easy access to and within historic buildings and that listed buildings can be made more accessible, while still preserving and enhancing the character of the building.
- 5.27. CPG 2 Housing (July 2015) includes at section 4 "residential development standards". This includes guidance related to layout, space and room sizes and privacy.
- 5.28. Section 5 of CPG2 relates to lifetime Homes and wheelchair housing and states that all housing development should meet lifetime homes standards.

6.0 PRINCIPAL PLANNING CONSIDERATIONS

- 6.1. This Section addresses the principal issues associated with the proposed development, as set out by the Council during the determination of the application.
- 6.2. 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.
- 6.3. 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". The proposals offer a creative solution for improving the functionality of the existing building whilst also conserving its historic significance.
- 6.4. The principal issues can be described as follows:
1. Effect on the Listed Building
 2. Issues associated with drainage for the master bathroom

Effect on the Listed Building

- 6.5. The effect of the proposals on the listed building requires consideration on two levels. First, it is necessary to consider the local impact of the physical alterations, and second, the overall effect on the significance of the building as a whole, including any benefit to the listed building's use and enjoyment as a large family home.

Second and Third Floor

- 6.6. The local effects of the proposal are limited to a small part of the property on the second and third floor. At second floor level, the proposals involve the removal of a modern stair and a small sauna located against the party wall with no. 41 Bedford Square. Neither the stair nor the sauna possess heritage value.
- 6.7. The existing arrangement, built out following the grant of consent in 2007 (LPA Ref. 2007/0134/L), replaced an earlier arrangement where the stair had occupied the full width of the space to the party wall, thereby preventing direct access between the front and rear rooms of the house. That arrangement was not believed to be original, and hence the 2007 permission allowed further reconfiguration of the space to create a link between the two rooms by means of a short passage between the proposed stair and sauna.
- 6.8. The more recently approved scheme (LPA Ref. 2014/4634/L) envisaged a further change to this arrangement, introducing a closet in place of the sauna, with another winding stair, in hardwood and steel, shown replacing the recently constructed staircase.

- 6.9. The current appeal proposal differs from that consented layout and envisages the construction of an L-shaped stair, to run parallel to the main stair. The closet previously proposed would be omitted, and a small passage extended through the bathroom to afford access to the lift and bedroom to the rear of the property.
- 6.10. On the third floor, the proposal involves minor reconfiguration of the hallway leading between the front and rear of the property, still serving three bedrooms at that level. This would involve some limited loss of historic fabric, as a small section of the existing hallway floor would be removed to accommodate the new stair. The small internal window onto the main stair void would be retained.
- 6.11. In terms of the special interest of the property, there is little material difference between the various arrangements, having regard to their local impact on this part of the property. The original stair to the third floor of the property has been lost, and since 2007, two different configurations have been approved, neither of which claim to restore the original plan of the building. Instead, each scheme provides a form of access between the two floors, via a modest timber stair, whilst also incorporating the bedrooms and ensuite facilities that the property requires to provide attractive family accommodation. There are no particular features of special interest that would be affected at this level of the property, and the internal window to the main stair would be retained in all scenarios.
- 6.12. In preparing the application and the appeal proposals, research has been undertaken into the arrangements found on other similar properties on Bedford Square. This research has not revealed any consistency in the plan form of the houses on the upper levels, with most of the properties having been altered to accommodate different uses and occupiers.
- 6.13. In summary, and considering the local physical effects of the proposal, we note that this part of the listed building:
- Has already undergone change through the partial implementation of the 2007 scheme; and
 - Has the benefit of a further consent, again to accommodate various bedrooms and ensuite facilities in a plan-form that is not original to the building.
- 6.14. The Council's apparent concern that the appeal proposals are 'uncharacteristic' or 'alien' to the property is therefore unfounded. The same could be said of the existing arrangement, or, for that matter, the layout as proposed and consented in 2014. We therefore conclude that the appeal proposal would preserve the special interest of the listed building, in accordance with the terms of the 1990 Act as well as national and local policy.

Optimum Viable Use

- 6.15. While there is no imperative to accommodate modern facilities and services in listed buildings, there is strong policy support for proposals which would tend to support the continued use and enjoyment of listed buildings in their optimum viable use. National guidance states in express terms that even “harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised.” (NPPG, Paragraph: 015 Reference ID: 18a-015-20140306). It is widely acknowledged that effective conservation often requires a balanced assessment of change, to ensure listed buildings can be adapted for the changing needs of those who own, occupy and maintain them.
- 6.16. The appeal proposals will support the future use and enjoyment of the listed building in its optimum viable use, and will resolve an arrangement whereby access to and from the lift at second floor level is only attained through the main bathroom. That arrangement is clearly not optimal from the perspective of the building’s owners and occupiers, nor is it likely to be desirable for any future owner or occupier. It is an awkward and problematic arrangement that will present regular inconvenience to those using the listed building. The key consideration is therefore whether:
- The resolution proposed would cause harm; and
 - If so, whether any such harm is acceptable in supporting the reasonable use and enjoyment of the property.
- 6.17. On the first of these issues, and for the reasons explained above, it is our view that the proposals are not materially different in their effect on the significance of the listed building to either the existing condition, or the arrangement proposed and consented in 2014. None of the arrangements claim to be original, and all incorporate various, incontrovertibly modern facilities at second and third floor level, to support the building’s use in the twenty-first century.
- 6.18. If, for any reason, that assessment is not shared, we believe there are obvious benefits arising from the scheme, which will help to support the reasonable use and enjoyment of the listed building as a family home for existing and future owners of the property, as well as staff, visitors and guests.

Drainage solution for the master bathroom

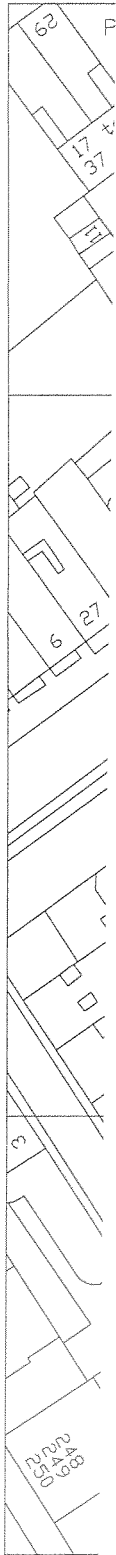
- 6.19. The proposals for a revised second stair design include an amended layout to the Master Bathroom at second floor level. This change includes a return to the original intended depth of the space and in doing so, reveals the existing fireplace centred in the space. With sanitary fittings located either side of the chimney stack, the drainage strategy has been developed to avoid compromising this feature as well as minimise the requirement for any structural intervention within the existing floor constructions.

- 6.20. A pumped drainage system has been explored and is proposed for the WC's and wash hand basins which are located centrally in the plan. By pumping vertically from these appliances, drainage can join the gravity system that is proposed for bathrooms at the third floor level above via a route in the suspended ceiling. This gravity based route ultimately drops back down to the second floor level within a nib wall to the shower. From this point, the pipe can naturally fall within the floor depth to the consented SVP located at the north-west corner of the courtyard. This solution avoids the requirement for structural intervention of the primary beams.
- 6.21. Appendix E and F includes two additional drawings (ref. 2601045-HL-XX-02-GA-P-523-0004-C: Soil and Waste Layout Second Floor and ref. 2601045-HL-XX-03-GA-P-523-0005-D: Soil and Waste Layout Third Floor) prepared by Hoare Lea, which illustrate the proposed servicing strategy and demonstrate how the structural intervention of the primary beam can be avoided.

7.0 CONCLUSIONS

- 7.1. The Development has been designed having regard to national, regional and local planning policy and guidance and fully accords with all levels of policy.
- 7.2. The Development will provide a significant number of benefits which are outlined below:
- The proposals will improve the internal circulation and access within the building at the upper levels;
 - The proposal will enable direct access to the Master Bedroom from the DDA lift without compromising the use of the rear principal room;
 - A sensitive structural design has been developed to retain as much of the original timber as possible and minimise any impact on the heritage asset;
 - The appeal proposal would preserve the special interest of the listed building;
 - The appeal proposal will support the reasonable use and enjoyment of the listed building in its optimum viable use for existing and future occupiers;
 - The drainage solution is appropriate and avoids the requirement for structural intervention of the primary beams.
- 7.3. For the reasons outlined in this Statement, we invite the Inspector to allow the appeal and grant listed building consent.

Appendix A: Site Location Plan



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Use Yard

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dom

7812 8020
7812 8569
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BDP.

PROJECT TITLE
42 BEDFORD SQUARE

PROJECT NUMBER
P2005698

DRAWING TITLE
LOCATION PLAN

SCALE
1:500

DATE
07.2013

PROJECT CODE
(15)AP001

REVISION
A

Appendix B: Application registration letter dated 28th August 2015



**Regeneration and Planning
Development Management**
London Borough of Camden
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www.camden.gov.uk/planning

Mr Matthew Gibbs
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2015/4222/L**
Associated Ref:
Please ask for: **Matthew Dempsey**
Telephone: 020 7974 **3862**

04 November 2015

Dear Sir/Madam

ACKNOWLEDGEMENT OF RECEIPT OF A PLANNING APPLICATION

Thank you for your planning application for Listed Building Consent dated 23 July 2015 which we received on 23 July 2015, together with the required fee of £0.00 for the property listed below.

Address: 42 Bedford Square London WC1B 3DP

The Proposed Work: Alteration to the design of the secondary staircase from 2nd to 3rd floor and re-configuring the layout at 2nd floor.

We make every effort to reach a decision as soon as possible. The government sets targets for deciding these types of application within 8 weeks. We aim to make a decision on your application by 17 September 2015.

If your fee was paid by cheque and the bank refuses to honour it, your application will not be valid. We will not be able to deal with the application until you have paid the full fee.

We are legally required to consult on your application with individuals who may be affected by the proposals. We may notify your neighbours by letter or put up a notice on or near the site. In certain cases, applications are also advertised in a local newspaper. We will also display on our website your application form and any accompanying drawings or documents that you have submitted. The Council must allow 21 days from the consultation start date for responses to be received. A decision cannot be made until after the 21 day consultation period. Comments received after that time will only be taken into account if no decision has yet been made on the application.

We may need to clarify or discuss certain aspects of your application with you before we are able to make a recommendation on your proposal. If your proposal does not satisfy the Council's policies or standards but could be modified to make it acceptable within the given timescale we will, if possible, give you the opportunity to revise your application. If this is not



possible we may recommend your application for refusal or ask you to withdraw your application.

Most applications are decided by officers under powers delegated to the director of culture and environment. Some applications, such as major schemes being recommended for approval, or applications, which are of significant local interest, will always be decided by the Development Control Committee.

Any proposal which adds more than 100sqm of floorspace or one unit or more of residential accommodation, may have to pay for the Mayor of London's Community Infrastructure Levy (CIL). Please see the following link for more information www.camden.gov.uk/cil.

If you want to check the progress of your application you can track progress electronically at camden.gov.uk/planning. You can also contact the officer listed at the top of this letter.

If you do not receive a decision by the above date, you have the right of appeal to the Planning Inspectorate after that date. Appeals should be submitted within 6 months of the above date. You can make an appeal via the planning portal website at planningportal.gov.uk or forms are available from the Planning Inspectorate at 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone number 0117 372 6372 or by email at enquiries@pins.gsi.gov.uk

If you need advice on whether to appeal, the Planning Inspectorate produces guidance on the planning portal website. Alternatively, you can seek independent advice from Planning Aid for London which is a charitable body staffed by volunteers. Their telephone number is 020 7247 4900.

In addition, do you know you can receive email alerts for planning and licensing applications as they happen in your local area? If you would like to receive these please register by going through the following steps.

- 1) Visit www.camden.gov.uk/planning
- 2) Scroll down the page and click on the link 'sign up for email alerts'
- 3) This page will provide you with the option to register your email address to receive email alerts for planning and licensing applications in your local area

Yours faithfully

Matthew Dempsey

Culture and Environment Directorate

**Appendix C: Email correspondence from Camden Council
dated 30th September 2015**

Alice Broomfield

From: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Sent: 30 September 2015 12:14
To: Alice Broomfield
Cc: Matthew Gibbs; Baxter, Nick
Subject: RE: 42 Bedford Square: LBC

Dear Alice,

Thank you for your e-mail. I have just tried to call your office to discuss these cases.

Apologies for any inconvenience to you, but I shall not be completing these cases myself. Instead my colleague Mr Nick Baxter (cc'd) shall be writing up the decisions. This is because I shall be seconded to a different team within the department very soon.

Nick and I have been working closely on these applications and so I do not think the views I have expressed to you will alter at all. I have essentially been re-iterating Nick's professional opinions so far.

The status of each is as follows:

2015/3616/L – double doors to interior ground floor living rooms – provided Nick is happy with the investigative works to the wall this shall be recommended for approval.

2015/3620/L – Re-locate the boiler at lower ground floor level – recommended for approval.

2015/3950/L – Installation of secondary glazing to rear of house – recommended for approval.

2015/4222/L – Installation of secondary staircase – recommended for approval.

2015/3982/INVALID – awaiting additional information regarding specifics of service runs.

Should you have any queries, I shall be contactable on the same number/ email going forward.

Kind regards,
Matthew

From: Alice Broomfield [mailto:alice.broomfield@dp9.co.uk]
Sent: 28 September 2015 18:14
To: Baxter, Nick
Cc: Dempsey, Matthew; Matthew Gibbs
Subject: 42 Bedford Square: LBC

Dear Nick,

I hope you are well.

I am just wondering whether you are able to provide an update on the various Listed Building Consent applications in relation to 42 Bedford Square?

I look forward to hearing from you.

Best,

Appendix D: Email correspondence from Camden Council dated 20th October 2015

Alice Broomfield

From: Baxter, Nick <Nick.Baxter@camden.gov.uk>
Sent: 20 October 2015 15:36
To: Alice Broomfield
Cc: Matthew Gibbs
Subject: Bedford Square 42, 2015/4222/L

Dear Alice – I have now discussed this application with my senior colleague and unfortunately we believe the proposal to be unacceptable.

While the side-to-side division of the rear room is a common arrangement, the front-to-back division, running a corridor from front to back along the side of the rear room, is uncharacteristic – being as it is entirely driven by the anachronistic presence of a lift in the closet wing. The proposed stair is also an alien form, unlike the existing. The proposal is therefore unacceptable for reasons of harm to historic plan form.

Furthermore, the existing lavatories are next to the SVP, connected by boxing, while the proposed lavatories are a considerable distance away in the centre of the house. Even if you could get the drainage to go that far without cutting any beams - and you would also have to cross the hearth - you would never get a long enough drop.

I therefore intend to refuse this application, unless you confirm to me in writing your wish to withdraw it.

Kind regards,
Nick Baxter
Senior Heritage and Conservation Officer

Telephone: 020 7974 3442

You can sign up to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.

From: Alice Broomfield [mailto:alice.broomfield@dp9.co.uk]
Sent: 20 October 2015 09:37
To: Baxter, Nick
Cc: Matthew Gibbs
Subject: RE: 42 Bedford Square

Dear Nick,

Thank you for the update, it is much appreciated.

I look forward to hearing from you regarding the progress of the other three applications following your review meeting this morning.

Best,

Alice Broomfield

direct: 020 7004 1741
mobile: 07795 397 615
e-mail: alice.broomfield@dp9.co.uk

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100 Pall Mall
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SW1Y 5NQ

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From: Baxter, Nick [mailto:Nick.Baxter@camden.gov.uk]
Sent: 19 October 2015 17:47
To: Alice Broomfield <alice.broomfield@dp9.co.uk>
Cc: Matthew Gibbs <matthew.gibbs@dp9.co.uk>
Subject: RE: 42 Bedford Square

Dear Alice – I have put 2015/3950/L in for moderation.

Kind regards,
Nick Baxter
Senior Heritage and Conservation Officer

Telephone: 020 7974 3442

You can sign up to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.

From: Alice Broomfield [mailto:alice.broomfield@dp9.co.uk]
Sent: 16 October 2015 16:15
To: Baxter, Nick
Cc: Matthew Gibbs
Subject: 42 Bedford Square

Dear Nick,

Thank you very much for talking these applications through with me just now. I understand that you are looking to deal with these next week.

When we spoke, you mentioned that you wanted to take a further look into the application relating to the secondary staircase. Montagu Evans have prepared a statement of significance that accompanies the application, which clearly describes the nature of the works proposed which is a very minor variation of what was approved in 2014.

I look forward to hearing from you next week and as discussed, I will be back in touch on Tuesday afternoon.

Best,

Alice Broomfield

direct: 020 7004 1741
mobile: 07795 397 615
e-mail: alice.broomfield@dp9.co.uk

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100 Pall Mall
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SW1Y 5NQ

Appendix E:

Drawing ref. 2601045-HL-XX-02-GA-P-523-0004-C: Soil and Waste Layout Second Floor

LEGEND

- AG Access Door
- ASP Anti-Siphon Pipe
- DW Dishwasher
- FG Floor Gully
- FW Foul Water
- RE Rooding Eye
- RE Rainwater
- RWO Rainwater Outlet
- RWP Rainwater Pipe
- SF Soil Fluit
- SK Sink
- SP Soil Pipe
- S/S Sub Stack
- SVP Soil Vent Pipe
- VP Vent Pipe
- WC Water Closet
- WFB Wash Hand Basin
- WP Waste Pipe
- WM Washing Machine

- HL High Level
- LL Low Level
- FA From Above
- FB From Below
- TA To Above
- TS To Sewer

FFL Finished Floor Level

Ø Diameter

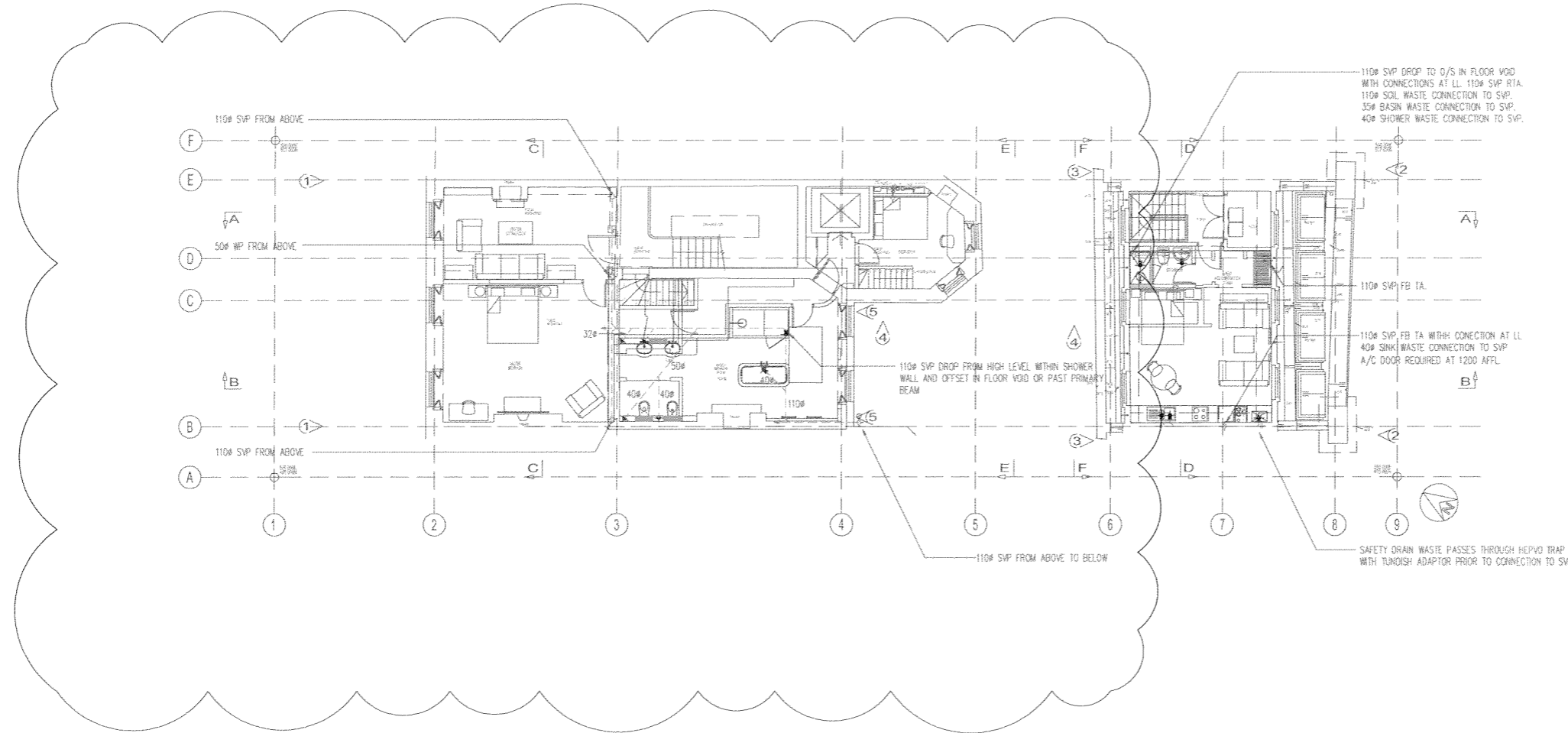
■ SANIFLO PUMP unit with NRV
Small bore rise to high level then join gravity system

CDM Pre-Construction Information

The following information is provided in pursuance of Regulations 11 (b) of the CDM Regulations 2007.

NOTES:

1. The drawing does not necessarily show all the information needed to interpret the design intent or the construction details.
2. The drawing contains information from more than one source and must be read in conjunction with all relevant specifications.
3. Any apparent drafting errors and differences between other drawings and specifications shall be brought to our attention.
4. Xref Reference - BDP Dwg No. P200566(15)AP025_Rev D



C	CHANGES AS CLOUDED	TS	TW	NOV15
B	XREF UPDATED	TS	TW	JUN15
A	PLANNING ISSUE	DB	KS	AUG13
P2	STAGE C ISSUE	DB	KS	JULY13
P1	Preliminary Issue	DB	KS	JUNE13

Issue	Description	Drawn & Chk by	Rev'd by	Date
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Revisions

Architect

BDP.

Client

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Project Title
42 BEDFORD SQUARE
LONDON

Drawing Title
Soil and Waste Layout
Second Floor

Project No	Drawn & Checked by	Reviewed by
26/01045	DB	KS
Date	Scale	Issuing Office
June 13	1:100@ A1	Cambridge

DRAWING NUMBER									
Project Code	Orig	Zone	Level	Type	Rate	Class	Numbr	Rev	
2601045	HL	XX	02	GA	P	523	0004	C	

Appendix F:

Drawing ref. 2601045-HL-XX-03-GA-P-523-0005-D: Soil and Waste Layout Third Floor

Appendix G: Photographs of existing staircase

