

Miss Alice Broomfield
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2015/6154/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

7 June 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
42 Bedford Square
London
WC1B 3DP

Proposal:

Discharge of condition 4a (drawings or samples of new railings including finishes, materials and fixing method), 4b (sections including jambs, cills, heads and glazing bar patterns for all new doors and windows) and 4c (materials of front stone steps and main stone staircase) granted under reference 2014/4634/L dated 02/09/14 for works associated with conversion of existing building containing 6 self-contained dwellings (1 x 1 bed flat, 4 x 2 bed flats and 1 x 4 bed maisonette) for use as single family dwellinghouse (Class C3), including erection of two storey infill extension at lower ground floor level to existing link between primary and mews buildings, erection of new flat roof to enclose existing third floor terrace including lift overrun, installation of balustrade around lantern at roof level, removal of existing roof lights and vents, installation of hatch to roof, installation of 3 x air condensers to middle of existing roof, alterations to external steps, alterations to fenestration, installation of two internal lifts, and various internal works to replace and refurbish ceilings, partitions and mouldings to dwelling house.

Drawing Nos: DOORS Door schedule 160224, LBC4b32AE100, LBC4b32AE101,

MOULDINGS1509/D/504B third floor mouldings, 1509/D503B second floor mouldings, 1509/D502B first floor mouldings, 1509/D501B ground floor mouldings, 1509/D/506 six-



panel door, 1509/D/507 four-panel door, 1509/D/505B mews mouldings, 1505/D/500B basement mouldings, LBC4b32AP024 first floor mezzanine, LBC4b32AP023 first floor, LBC4b32AP026 third floor, LBC4b32AP025 second floor, LBC4b32AP022 ground floor, LBC4b32AP021 lower ground floor

RAILINGS Design statement Feb2016 (method statement), LBC4a70AD001A, LBC4a70AD002A, LBC4a70AD004, LBC4a70AD003,

FALL ARRESTER LBC4a27AP001A

MEWS HOUSE LBC4b32AD002

LINK BUILDING LBC4b30AS001, LBC4b30AD004, LBC4b30AD003, LBC4b30AD002

BRICKWORK LBC4b21AD002

STONWORK LBC4c33AP002, LBC4c33AP003, LBC4c33AP004, LBC4c33AP005, LBC4c33AP005, LBC4c33AP006, LBC4c33AP007, LBC4c33AP008, LBC4c33AP009

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 Reasons for granting listed building consent (approval of details):

Appropriate details have been submitted of proposed four- and six-panel doors, and mouldings, for the grade-I-listed town house, including retaining a number of historic doors on the ground and first floors. Drawings and a methodology of appropriate ironwork repairs have also been submitted, outlining that no historic materials to be salvaged will leave the site during building works. A schedule of stonework and brickwork repairs has also been supplied, as well as details of an appropriately concealed fall arrester to be positioned on the roof.

Historic England has indicated that it does not wish to comment on the scheme, which was advertised in the press and on site and received no comments. The site's planning history has been taken into account in making this decision and the proposed works will not harm the special interest of the listed building.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

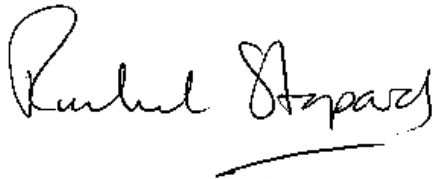
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2016, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework. Conditions 4a, 4b and 4c are therefore discharged, condition d having already been approved under 2015/3982/L.

- 2 You are advised that all conditions that need details to be submitted, have been approved.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Supporting Communities