

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

Application Ref: **2016/3162/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

23 August 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**42 Bedford Square**  
**London**  
**WC1B 3DP**

Proposal:

Minor internal alterations at lower ground floor level, second and third floor levels including an alteration to the design of the secondary staircase from second to third floor and the relocation of the staff kitchen door and link ramp and reinstatement of the rear room at lower ground floor level.

Drawing Nos: Location plan, (26)A021 exist LGF GF, (26)A023 exist 1mezz 2F, (26)A024 exist 3f roof, P07(15)AP021 propo LGF (dated 5/2016), P07(15)AP025 propo 2f (dated 5/2016), P07(15)AP026 propo 3f (dated 5/2016)

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of the proposed secondary stair at a scale of 1:20, including banisters.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Reasons for granting listed building consent  
Instead of a consented scheme to subdivide a vaulted basement room into two bathrooms, the applicant now wishes to leave it as one volume. He also wishes to leave a rear basement room undivided, instead of subdividing it. At second/third-floor level, he wishes to remove a modern secondary stair at the rear of the building and insert an enclosed secondary stair in a location in the front rooms known to have formerly contained such a stair. Other partition alterations will occur on the third floor but this is a secondary level, much altered, and the proposals will not harm understanding of the plan form or cause loss of historic fabric.

The proposed works will therefore not harm the special interest of the grade-I-listed

building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England and the NPCU have given their consent to the proposal. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

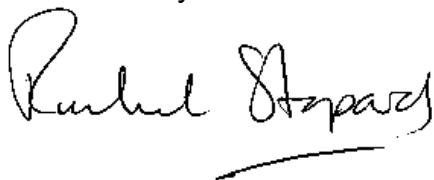
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development 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.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities