

Application ref: 2018/5032/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 15 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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14 Beaumont Mews London W1G 6EQ United  
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Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**24 Bedford Row**  
**London**  
**WC1R 4EH**

**Proposal:**

Removal of existing glazed door to Theobalds Road entrance and replacement with pair of sliding glass doors. Part removal of steps to Bedford Row entrance and creation of ramp access up to entrance doors.

Drawing Nos: 600, 601 REV1, 602 and 603.

The Council has considered your application and decided to grant permission subject to the following condition(s):

**Condition(s) and Reason(s):**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 600, 601 REV1, 602 and 603.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting planning permission:

Planning permission is sought for the replacement of the existing glazed entrance door to the Theobalds Road elevation with a new sliding door and it's proposed to create a disable ramp following the partial demolition of the external steps to the front elevation to the Bedford Row elevation.

The proposed sliding door would be installed within the existing entranceway to the flank (Theobalds Road) elevation would retain a similar dimension to the door being replaced and the proposed disable access ramp would provide access for wheelchair users. The proposed alterations to the front and side elevations would be subordinate in scale and location to the host building and of an appropriate design by virtue of their size and materials, which would preserve the character and appearance of the host building and the conservation area.

The access officer was consulted and suggest informatives be attached to ensure that the access ramp and the side door would be in compliance with Building Control Regulation 2010. That requires the access ramp to meet the requirements of Approved Documents M and K in terms of gradient, width and handrails.

The new glass sliding doors will require manifestation at the two levels required by Approved Document K of the Building Control Regulation (2010). The manifestation should contrast clearly with the background it is seen against.

The Transport team was consulted and confirmed that the proposed ramp on the Bedford Row frontage would be within the red line and annotated on the proposed plan/elevation drawing and would not encroach onto the adjacent footway, which forms part of the public highway. Thus, no objection is raised in regards to the design and setting of the proposed ramp.

The proposal was advertised by placement of a press and site notice, by which no comment/ objection were received. The site's planning history has been taken into account when making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by

the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 The proposed access ramp shall be in accordance with (Volume 2 - Building and other dwelling) and Approved Document K of the Building Control Regulation (2010). The access ramp shall meet the requirements of Approved Documents M and K in terms of gradient, width and handrails.
- 5 The new glass sliding doors will require manifestation at the two levels required by Approved Document K of the Building Control Regulation (2010). The manifestation should contrast clearly with the background it is seen against.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer