

Application ref: 2020/1392/P  
Contact: Jennifer Walsh  
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Date: 1 June 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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CBRE Building Consultancy  
St Martin's Court  
10 Paternoster Row  
London  
EC4M 7HP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**26-28 Bedford Row**  
**London**  
**WC1R 4HE**

Proposal:

Replacement of existing timber front door with single timber glazed door and side lights and refurbishment of the ground floor office reception (Class B1).

Drawing Nos: Site Location Plan; A01.00; 01; 02; 03; 04; 05; 06; 09; 31; 32; 33; 34; 35; 36; 39;

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 A01.00; 01; 02; 03; 04; 05; 06; 09; 31; 32; 33; 34; 35; 36; 39;

Reason:

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

Informative(s):

- 1 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).
- 2 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.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 4 Reason for granting permission-

The application site is a large six storey property located to the west side of Bedford Row. The property is not a listed building, but it is located within the Bloomsbury Conservation Area. The property is in B1 Office use.

The application seeks approval for the replacement of the existing front door to

the building. The existing door is in need of repair and this application seeks to install a new single door with side fan lights. The existing fan light above the door is to be retained. The proposed door will pick up design features on the fanlight and will be half solid timber half glazing. The detailed design and the addition of side fan lights are considered acceptable on a building of this age due to the proposal picking up the architectural language of the building. No objection is raised to its replacement.

The proposed door is replacing the existing outer door in the same location and therefore no objection is raised in terms of amenity in this instance.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, London Plan (Intend to Publish) 2019 and the National Planning Policy Framework 2019.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope  
Chief Planning Officer