

Application ref: 2020/1017/L
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 17 June 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Conservation PD (Planning + Design)
65-69 Kings Cross Road
London
WC1X 9LW

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 Bedford Row
London
WC1R 4BU

Proposal:
Internal alterations and works of restoration at lower ground floor level to Grade II* listed building
Drawing Nos: D2020 Proposed Sections 1 - Hallway
D2002 Proposed Plan 2 - Hallway and Snug
D2021 Proposed Sections 2 - Snug and Kitchen
D1000 Location Plan
D&A Statement & Heritage Statement

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 The development hereby permitted shall be carried out in accordance with the following approved plans: D2020 Proposed Sections 1 - Hallway
D2002 Proposed Plan 2 - Hallway and Snug
D2021 Proposed Sections 2 - Snug and Kitchen
D1000 Location Plan
D&A Statement & Heritage Statement

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 4 Notwithstanding the approved drawings, details of the size of the opening in the chimney breast in the Proposed Kitchen at Basement level shall be submitted to and agreed in writing by the Local Planning Authority following the unblocking of the chimney breast and investigation of the fabric, the works shall then be carried out and maintained thereafter in accordance with the agreed details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017

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 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.
- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 Reason for granting listed building consent: The application seeks consent for internal works at lower ground floor level to the grade II* listed building. The terrace property dates from the early-eighteenth century, and is located within the Bloomsbury Conservation Area. The lower ground floor level has a very modern appearance including recessed spotlights in a false ceiling, modern tiled flooring, a modern floating staircase with a glass balustrade, stone cladding, and modern joinery. The internal alterations comprise: the replacement of non-original doors; the replacement of a non-original glazed partition to the stairs with a traditional timber balustrade (revised drawings were negotiated for a less decorative balustrade); the replacement of stone wall cladding with timber panelling; the relocation of the kitchen to the front room; the conversion of the existing kitchen into a snug; timber panelled cabinetry; the reinstatement of the chimney breast opening in the proposed snug to a more traditional size, plus a fireplace.

Listed building consent was granted for the opening up of a blocked chimney breast in the existing bedroom under application no. 2011/0623/L. The proposed scheme includes the enlargement of this chimney breast opening. Light exploratory opening up works need to be carried out to assess the impact of the proposal on the significance of the listed building, and a condition has been attached in reflect this. The application also includes the removal of an internal partition wall between the existing lower ground floor bedroom and corridor, which was consented under listed building application ref. no.

2011/0623/L. This scheme has been implemented in part.

For the reasons set out above, it is considered that the proposed works will not harm the special interest of the grade II* 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 responded on 17/03/2020 authorising the London Borough of Camden to determine this application as they see fit, and their correspondence has been stamped by the NPCU. No objections have been received prior to making this decision. The site's planning history has been taken into account when 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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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 light grey rectangular background.

Daniel Pope
Chief Planning Officer