

Application ref: 2020/1335/L
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Dp9
100 Pall Mall
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
46-48 Bedford Row
London
WC1R 4BZ

Proposal: Demolition of existing rear extension and erection of a new rear extension to 46-47 Bedford Row with roof terrace above. Installation of air conditioning plant within lightwell of No. 48 and on terrace of 46-47 Bedford Row; internal and external refurbishment works to No.46-48 Bedford Row; associated landscaping and other ancillary works

Drawing Nos: 1092_S_01_Rev A, (1092_EX_) B1_Rev A, 00_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, RF_Rev A, (1092_GA_) B1_Rev E, 00_Rev E, 01_Rev E, 02_Rev E, 03_Rev E, RF_Rev E, (1092_EE_) 01_Rev A, 02_Rev A, 03_Rev A, (1092_GE_) 01_Rev A, 02_Rev D, (1092_ES_) 01_Rev A, 02_Rev A, (1092_GS_) 01_Rev B, 02_Rev B, 03_Rev B, 04_rev A, (1092_RC_) B1_Rev A, 00_Rev B, 01_Rev B, 02_Rev A, 03_Rev A, 1092_ID_102_Rev A, (1092_DE-46BR_) 00_Rev A, B1_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, 04_Rev A, (1092_DE-47BR_) 00_Rev B, B1_Rev B, 01_Rev B, 02_Rev A, 03_Rev A, 04_Rev B, (1092_DE-) 48BR_Rev A, B1_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, 04_Rev A, (1092_DE_E_) 01_Rev A and 02_Rev A, 1092_IE-47-G-01-OP2revA, Adaptive Overheating Report (CIBSE TM52), Design and Access Statement June 2020 rev B, Structural and Drainage Statement dated February 2020, Schedule of Strip Out Works, Planning Statement February 2020, Heritage Statement dated February 2020.

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

Conditions And Reasons:

- 1 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.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1092_S_01_Rev A, (1092_EX_) B1_Rev A, 00_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, RF_Rev A, (1092_GA_) B1_Rev E, 00_Rev E, 01_Rev E, 02_Rev E, 03_Rev E, RF_Rev E, (1092_EE_) 01_Rev A, 02_Rev A, 03_Rev A, (1092_GE_) 01_Rev A, 02_Rev D, (1092_ES_) 01_Rev A, 02_Rev A, (1092_GS_) 01_Rev B, 02_Rev B, 03_Rev B, 04_rev A, (1092_RC_) B1_Rev A, 00_Rev B, 01_Rev B, 02_Rev A, 03_Rev A, 1092_ID_102_Rev A, (1092_DE-46BR_) 00_Rev A, B1_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, 04_Rev A, (1092_DE-47BR_) 00_Rev B, B1_Rev B, 01_Rev B, 02_Rev A, 03_Rev A, 04_Rev B, (1092_DE-) 48BR_Rev A, B1_Rev A, 01_Rev A, 02_Rev A, 03_Rev A, 04_Rev A, (1092_DE_E_) 01_Rev A and 02_Rev A, 1092_IE-47-G-01-OP2revA.

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 Reason for granting listed building consent:

Following Officer advice, the proposals have been revised to retain the 2nd front door on No 47/47a. The replacement of the rear single-storey ground floor 20th century extensions, repair and refurbishment of the properties are considered to not harm the significance of these listed buildings. The proposed rear extension to numbers 46 and 47 Bedford Row would be secondary to the host buildings. The proposals are considered to preserve the appearance of the listed building.

The removal of non-original partitions, replacement of the rear single-storey ground floor 20th century extensions, repair and refurbishment of the properties - are considered to not harm the significance of these listed

buildings.

The site's planning history has been taken into account when making this decision. No objections have been received in relation to this application.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 National Planning Policy Framework.

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 'DP', is written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment