

Application ref: 2021/4042/L
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Date: 22 October 2021

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DP9 Ltd
100
Pall Mall
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**48 Bedford Row
London
WC1R 4LR**

Proposal:

Demolition and replacement of the existing staircase, and associated works.

Drawing Nos: 48 BEDFORD ROW - STAIRCASE RECORD REPORT - 19/03/2020; 48 Bedford Row Site Plan; 1092_ES-XX 48 Bedford Row Existing Section - AA- BB; 1092_EX-00 48 Bedford Row Existing Plans - Ground Floor; 1092_EX-01 48 Bedford Row Existing Plans - First Floor; 1092_EX-02 48 Bedford Row Existing Plans - Second Floor; 1092_EX-03 48 Bedford Row Existing Plans - Third Floor; 1092_EX-B1 48 Bedford Row Existing Plans - Basement; 1092_GA-00 48 Bedford Row Proposed Plans - Ground Floor; 1092_GA-01 48 Bedford Row Proposed Plans - First Floor; 1092_GA-02 48 Bedford Row Proposed Plans - Second Floor; 1092_GA-03 48 Bedford Row Proposed Plans - Third Floor; 1092_GA-B1 48 Bedford Row Proposed Plans - Basement; 1092_GS-XX 48 Bedford Row Proposed Section - AA & BB; 1092_ID-01 48 Bedford Row Proposed Stair Details Page 1; 1092_ID-02 48 Bedford Row Proposed Stair Details Page 2; 1092_ID-03 48 Bedford Row Proposed Stair Details Page 3; 1092_ID-04 48 Bedford Row Proposed Stair Details Page 4; 1092_ID-05 48 Bedford Row Proposed Stair Details Page 5; No. 48 Bedford Row Design and Access Statement including Heritage and Structural Statements for the Staircase Removal and Reinstatement; DP4179/JHM/DTJ 48 BEDFORD ROW, LONDON WC1R 4LR TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 APPLICATION FOR LISTED BUILDING CONSENT covering letter.

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:

48 BEDFORD ROW - STAIRCASE RECORD REPORT - 19/03/2020; 48 Bedford Row Site Plan; 1092_ES-XX 48 Bedford Row Existing Section - AA-BB; 1092_EX-00 48 Bedford Row Existing Plans - Ground Floor; 1092_EX-01 48 Bedford Row Existing Plans - First Floor; 1092_EX-02 48 Bedford Row Existing Plans - Second Floor; 1092_EX-03 48 Bedford Row Existing Plans - Third Floor; 1092_EX-B1 48 Bedford Row Existing Plans - Basement; 1092_GA-00 48 Bedford Row Proposed Plans - Ground Floor; 1092_GA-01 48 Bedford Row Proposed Plans - First Floor; 1092_GA-02 48 Bedford Row Proposed Plans - Second Floor; 1092_GA-03 48 Bedford Row Proposed Plans - Third Floor; 1092_GA-B1 48 Bedford Row Proposed Plans - Basement; 1092_GS-XX 48 Bedford Row Proposed Section - AA & BB; 1092_ID-01 48 Bedford Row Proposed Stair Details Page 1; 1092_ID-02 48 Bedford Row Proposed Stair Details Page 2; 1092_ID-03 48 Bedford Row Proposed Stair Details Page 3; 1092_ID-04 48 Bedford Row Proposed Stair Details Page 4; 1092_ID-05 48 Bedford Row Proposed Stair Details Page 5; No. 48 Bedford Row Design and Access Statement including Heritage and Structural Statements for the Staircase Removal and Reinstatement; DP4179/JHM/DTJ 48 BEDFORD ROW, LONDON WC1R 4LR TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 APPLICATION FOR LISTED BUILDING CONSENT covering letter.

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.

Informative(s):

- 1 Reasons for granting listed building consent (delegated):

No. 48 is one of a short terrace of buildings, 46-48 Bedford Row, of traditional brick construction which date from the late 18th century and were originally built for residential occupation. Nos 46 and 47 are part of the same build, with No 48 a later addition. The terrace is Grade II listed.

The buildings have stood vacant and through lack of maintenance, by 2019, were in a poor state of repair, with noticeable water ingress through the roof and down the internal walls, this has resulted in fungal decay consistent with dry-rot and wet-rot.

A scheme to refurbish and upgrade of the premises for B1 use had previously been approved (2019/4967/PRE; 2020/0686/P; and 2020/1335/L).

Opening up works have revealed that historical water ingress has undermined a number of the internal timber structures including the original staircase.

Assessment of the original staircase showed that its structural integrity had been compromised beyond reasonable repair and that its removal was urgently necessary in order to stabilise the rear wall of the building.

The proposed replacement staircase will match the existing staircase like-for-like visually and dimensionally. The configuration of the stair as a 'U'-shaped winder staircase with landings at each floor level will remain unchanged. All details of the staircase such as the profile of the treads, scotia beads and skirting are to be made to match existing.

The proposed replacement staircase is to be entirely new with the exception of the hardwood handrail which was salvaged as it remains in good condition. In order to meet current building regulations additional steel stringers and steel plates have been introduced into the proposal to support the winders and treads. All structural steel is to be overlaid with timber and lath and plaster to the soffits to hide the structure. This steelwork will be non-visible.

There was no requirement to advertise the application. Bloomsbury CAAC submitted observations lamenting the loss of the original stair. Historic England was consulted and issued a letter of authorisation for the case, which was stamped by the NPCU.

The site's planning history has been taken into account when making this decision

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 2021 and the National Planning Policy Framework (2021).

- 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.

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 2021.

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