

Application ref: 2021/3805/L  
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Date: 25 October 2021

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Suite 37  
95 Mortimer Street  
London  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**12 Bedford Row**  
**London**  
**WC1R 4BU**

Proposal:  
Alterations during the course of construction / implementation of Listed Building Consent  
2020/1017/L

Drawing Nos:  
D1000/A - Location & Site Plan; D2001/A Proposed Plan 1 - Guest Cloaks & Snug;  
D2002/A - Proposed Plan 2 - Hallway & En-suite bedroom; D2022/A Proposed  
Sections 1&2: New Panelled Screen; D2023/A Proposed Sections 3 - LG-09 Bathroom;  
D2023/A Proposed Sections 4 - LG-01 Bathroom; HERITAGE DESIGN & ACCESS  
STATEMENT with PHOTOGRAPHIC DOCUMENTATION; ADDENDUM to HERITAGE  
DESIGN & ACCESS STATEMENT of LBC 2020/1017/L

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:

D1000/A - Location & Site Plan; D2001/A Proposed Plan 1 - Guest Cloaks & Snug; D2002/A - Proposed Plan 2 - Hallway & En-suite bedroom; D2022/A Proposed Sections 1&2: New Panelled Screen; D2023/A Proposed Sections 3 - LG-09 Bathroom; D2023/A Proposed Sections 4 - LG-01 Bathroom; HERITAGE DESIGN & ACCESS STATEMENT with PHOTOGRAPHIC DOCUMENTATION; ADDENDUM to HERITAGE DESIGN & ACCESS STATEMENT of LBC 2020/1017/L

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. 12 Bedford Row is one of a terrace of 6 houses built 1717-18, with high quality interiors dating from c1820. The terrace is located within the Bloomsbury Conservation Area and was listed Grade II\* on 24 October 1951.

The building has been subjected to two rounds of refurbishment in 1999-2000 and 2007-8.

Consent was previously granted (2020/1017/L) for internal works at lower ground floor level.

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. This proposal is for amendment to the approved scheme.

The proposed alterations to the approved scheme (2020/1017/L) include:

- (i) The conversion of the existing utility room into a guest cloakroom;
- (ii) The conversion of an existing vault, currently used as a wine store, into an ensuite bathroom in combination with the change of use of the approved snug to a bedroom;
- (iii) The introduction of a panelled partition to provide a privacy hallway for

the new ensuite bedroom;

(iv) The conversion of the front room into a snug in accordance with the previously consented scheme (2011/0623/L);

(v) The use of the space under the stairs as an AV store.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England 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



Daniel Pope  
Chief Planning Officer