

Application ref: 2022/1719/L  
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Date: 21 June 2022

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Daniel Scott  
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London  
WC1H 8HZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**2 Regent Square**  
**London**  
**Camden**  
**WC1H 8HZ**

Proposal:

Replacement of stairs to front of the building that run from street level down to the basement flat.

Drawing Nos: Location Plan; Design and Access Statement; Proposed location of replacement steps (IMG\_0140); Proposed details of replacement steps (IMG\_0139); Ballantine Castings - Cast Iron Stair Treads, Landings and Spirals (technical details of proposed staircase).

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:

Location Plan; Design and Access Statement; Proposed location of replacement steps (IMG\_0140); Proposed details of replacement steps (IMG\_0139); Ballantine Castings - Cast Iron Stair Treads, Landings and Spirals (technical details of proposed staircase).

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.2 is one of a terrace of 17 houses, built around 1829. Located on the south side of Regent Square, within Bloomsbury conservation area, the terrace is all that remains of the Georgian housing that once front all sides of the square. The terrace is listed Grade II.

The planning record is silent on the fate of the original front steps from the pavement to the basement. Currently the stairs, which date probably from the late 20th century, are of soft-wooden construction and are seriously deteriorated to the point of being unsafe.

Works under this application would consist of removal of the current wooden stairs, making good the lightwell floor to ensure the efficient drainage of water, any fixing holes or defaults in the render would be made good in like-for-like materials, installation and painting of metal stairs, and the painting of masonry coping/parapet in white as per local vernacular.

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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer