

Application ref: 2022/5317/L
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
Date: 23 January 2023

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

Buckley Gray Yeoman Architects
The Tea Building
56 Shoreditch High Street
London
E16JJ
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
48 Bedford Row
London
Camden
WC1R 4LR

Proposal:

Repair of existing front balcony at first floor level, including addition of new support.
Drawing Nos: Balcony Repair Design & Access Statement; Site Plan; Proposed North Elevations to 48 Bedford Row; Existing Section 48 Bedford Row; Proposed Section 48 Bedford Row.

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:

Balcony Repair Design & Access Statement; Site Plan; Proposed North Elevations to 48 Bedford Row; Existing Section 48 Bedford Row; Proposed Section 48 Bedford Row.

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 with 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 the upgrade of the premises for B1 use has previously been approved (2019/4967/PRE; 2020/0686/P; and 2020/1335/L).

Assessment by a Structural Engineer has revealed that the existing balcony at first floor level is in a poor structural condition and at risk of collapse. The balcony is currently propped from underneath to prevent this happening.

The proposal is to retain the balcony in place and to structurally strengthen it. This will be achieved by the installation of a new steel angle to support the balcony from underneath and to stitch the existing cracks with stainless steel U-bars.

In order to mitigate the visual impact of the required structural work, the new steel angle will be covered with a new section of cornice to match that on the No.49 Bedford Row adjacent, and the balcony finishes repaired like for like.

The application has been advertised in the press and by means of a site notice. No observations have been received from Bloomsbury CAAC.

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 typed name and title.

Daniel Pope
Chief Planning Officer