

Application ref: 2022/4518/P
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Date: 9 May 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

Daniel Watney LLP
165 Fleet Street
London
EC4A 2DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**3 - 5 Bedford Row
London
WC1R 4BU**

Proposal:

Extensions and alterations of 3 - 5 Bedford Row and 3 - 5 Jockey's Fields to create additional commercial space (Class E), including erection of a setback fourth floor roof extension to the Bedford Row buildings, erection of a 3rd floor mansard roof extension and remodelled 2nd floor to the Jockey Fields buildings plus associated fenestration changes to its ground and first floors, reconstruction of the intervening link structure with two additional floors plus roof terrace above and rear closet wing extensions, plus green roofs, cycle parking, waste/recycling storage, plant and other associated works.

Drawing Nos: H571-HUT-ZZ-ZZ-A-DR-E0002-A, H571-HUT-ZZ-ZZ-A-DR-P0002- A, H571-HUT-ZZ-ZZ-A-DR-D0001- B, H571-HUT-ZZ-ZZ-A-DR-D0002- B, H571-HUT-ZZ-ZZ-A-DR-D0003-B, H571-HUT-ZZ-ZZ-A-DR-D0031-B, H571-HUT-ZZ-ZZ-A-DR-D0032-03&04 - B

H571-HUT-ZZ-09-A-DR-E0009-B, H571-HUT-ZZ-10-A-DR-E0010 B, H571-HUT-ZZ-11-A-DR-E0011-B, H571-HUT-ZZ-12-A-DR-E0012- B, H571-HUT-ZZ-13-A-DR-E0013-B, H571-HUT-ZZ-14-A-DR-E0014-B, H571-HUT-ZZ-15-A-DR-E0015- A, H571-HUT-ZZ-ZZ-A-DR-E0031-0, H571-HUT-ZZ-ZZ-A-DR-E0032-0, H571-HUT-ZZ-ZZ-A-DR-E0033- 0, H571-HUT-ZZ-ZZ-A-DR-E0041- A, H571-HUT-ZZ-ZZ-A-DR-E0042- A H571-HUT-ZZ-09-A-DR-P0009-D, H571-HUT-ZZ-10-A-DR-P0010-D, H571-HUT-ZZ-11-A-DR-P0011-D, H571-HUT-ZZ-12-A-DR-P0012-D, H571-HUT-ZZ-13-A-DR-P0013-E, H571-HUT-ZZ-14-A-DR-P0014-E, H571-HUT-ZZ-14-A-DR-P0015-E, H571-HUT-ZZ-ZZ-A-DR-P0031-D, H571-HUT-ZZ-ZZ-A-DR-P0032-F, H571-HUT-ZZ-ZZ-A-DR-P0033-

A, H571-HUT-ZZ-ZZ-A-DR-P0034-A, H571-HUT-ZZ-ZZ-A-DR-P0035-B, H571-HUT-ZZ-ZZ-A-DR-P0041-Section 01 - D, H571-HUT-ZZ-ZZ-A-DR-P0042-Section 02 - C, H571-HUT-ZZ-ZZ-A-DR-P0043-Section 03 - D, H571-HUT-ZZ-ZZ-A-DR-E0001-A Design and Access Statement, prepared by HUT Architecture.
 Heritage Appraisal, prepared by The Heritage Practice.
 Housing Study, prepared by Daniel Watney LLP and HUT Architecture.
 Sustainability Statement, including a BREEAM Pre-Assessment, prepared by Elliot Wood Partnership.
 Energy Statement, including a Low Carbon Feasibility Study, prepared by Elliot Wood Partnership.
 Flood Risk Assessment, prepared by Elliot Wood Partnership.
 Drainage Strategy, prepared by Elliot Wood Partnership.
 Fire Statement, prepared by Bespoke.
 Structural Report, prepared by Elliot Wood.
 MEP Report, prepared by Cream Engineering Services.
 Draft Construction Management Logistics Plan, prepared by Milestone.
 Workplace Travel Plan, prepared by Milestone.
 Noise Assessment, prepared by RBA Acoustics.
 Daylight and Sunlight Report, prepared by Point 2.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and supporting documents-
 H571-HUT-ZZ-ZZ-A-DR-E0002-A, H571-HUT-ZZ-ZZ-A-DR-P0002- A, H571-HUT-ZZ-ZZ-A-DR-D0001- B, H571-HUT-ZZ-ZZ-A-DR-D0002- B, H571-HUT-ZZ-ZZ-A-DR-D0003-B, H571-HUT-ZZ-ZZ-A-DR-D0031-B, H571-HUT-ZZ-ZZ-A-DR-D0032-03&04 - B
 H571-HUT-ZZ-09-A-DR-E0009-B, H571-HUT-ZZ-10-A-DR-E0010 B, H571-HUT-ZZ-11-A-DR-E0011-B, H571-HUT-ZZ-12-A-DR-E0012- B, H571-HUT-ZZ-13-A-DR-E0013-B, H571-HUT-ZZ-14-A-DR-E0014-B, H571-HUT-ZZ-15-A-DR-E0015- A, H571-HUT-ZZ-ZZ-A-DR-E0031-0, H571-HUT-ZZ-ZZ-A-DR-E0032-0, H571-HUT-ZZ-ZZ-A-DR-E0033- 0, H571-HUT-ZZ-ZZ-A-DR-E0041- A, H571-HUT-ZZ-ZZ-A-DR-E0042- A
 H571-HUT-ZZ-09-A-DR-P0009-D, H571-HUT-ZZ-10-A-DR-P0010-D, H571-HUT-ZZ-11-A-DR-P0011-D, H571-HUT-ZZ-12-A-DR-P0012-D, H571-HUT-ZZ-13-A-DR-P0013-E, H571-HUT-ZZ-14-A-DR-P0014-E, H571-HUT-ZZ-14-A-DR-P0015-E, H571-HUT-ZZ-ZZ-A-DR-P0031-D, H571-HUT-ZZ-ZZ-A-DR-P0032-F, H571-HUT-ZZ-ZZ-A-DR-P0033-A, H571-HUT-ZZ-ZZ-A-DR-P0034-A, H571-HUT-ZZ-ZZ-A-DR-P0035-B, H571-HUT-ZZ-ZZ-A-DR-P0041-Section 01 - D, H571-HUT-ZZ-ZZ-A-DR-P0042-Section 02 - C

H571-HUT-ZZ-ZZ-A-DR-P0043-Section 03 - D, H571-HUT-ZZ-ZZ-A-DR-E0001-A

Design and Access Statement, prepared by HUT Architecture.

Heritage Appraisal, prepared by The Heritage Practice.

Housing Study, prepared by Daniel Watney LLP and HUT Architecture.

Sustainability Statement, including a BREEAM Pre-Assessment, prepared by Elliot Wood Partnership.

Energy Statement, including a Low Carbon Feasibility Study, prepared by Elliot Wood Partnership.

Flood Risk Assessment, prepared by Elliot Wood Partnership.

Drainage Strategy, prepared by Elliot Wood Partnership.

Fire Statement, prepared by Bespoke.

Structural Report, prepared by Elliot Wood.

MEP Report, prepared by Cream Engineering Services.

Draft Construction Management Logistics Plan, prepared by Milestone.

Workplace Travel Plan, prepared by Milestone.

Noise Assessment, prepared by RBA Acoustics.

Daylight and Sunlight Report, prepared by Point 2.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The secure and covered cycle storage area for 26 long stay and 8 short stay spaces (34 in total) shall be provided in a basement cycle store within the Jockey's Fields building as shown on the approved drawings. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 The living roof in the area indicated on the approved roof plan shall be installed with a minimum substrate depth of 80mm and should support a variety of wildflowers. The green roof shall be retained and maintained in accordance with a maintenance plan.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The photovoltaic cells shall be installed in full accordance with the plans hereby approved and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 7 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Details including sections at 1:10 of all windows (including jambs, head and cill)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

Nos. 3-5 Bedford Row is in use as a single office (Class E) and is part of a terrace of seven Georgian houses (Nos. 1-7) listed Grade II. The site is within the Bloomsbury Conservation Area.

Land Use

Under Policy H2 where non-residential development is proposed the Council will promote the inclusion of self-contained homes as part of a mix of uses.

The proposal involves the uplift of 705 sqm GIA of commercial space. In itself this expansion is considered acceptable as a landuse in this central London commercial district. Therefore, the policy expects 50% of this uplift to be self-contained housing. Where housing is required as part of a mix of uses, self-contained housing should be provided on-site. Where the Council is satisfied that providing on-site housing is not practical or housing would more appropriately be provided off-site, then the provision of housing will be sought on an alternative site nearby or exceptionally a payment-in-lieu.

The policy states that the Council will consider whether self-contained housing is required as part of a mix of uses taking into account the character of the development, the site and the area and the site size, and any constraints on developing the site for a mix of uses.

The applicant has prepared a housing study which satisfactorily demonstrates that on-site provision would be enormously inefficient, would deliver less than half of the required floor area as habitable space, and would compromise the aim of securing improved, expanded and attractive office space.

In terms of off-site provision, the housing study and addendum have considered the locational requirements specified by the Housing CPG. It

assessed properties being sold on a freehold, or long leasehold basis as a pre-requisite to be able to deliver permanent residential accommodation.

The assessment has considered all properties up to 1,000 sqm registered on various information sources on the market. The search includes 34 buildings and covers a range of commercial uses including retail and hotels. The assessment points to issues of viability and conflict with Local Plan Policy E2. A number of the properties would be considerably above or below the floorspace target; would not be suitable for residential conversion or not feasible to deliver vacant possession within the necessary timeframe.

As such it is considered that a payment-in-lieu would be appropriate here, which is calculated as follows: 705 sqm x 50% x £1,500 psm = £528,750.

Design and Heritage

The character of Bedford Row is Georgian even though some properties in the street have undergone alteration in the 19th century, whilst others were partially or largely rebuilt in the 20th Century. The historic significance of Nos. 3, 4 and 5 has been compromised by the extensive redevelopment of the site during the 1960s. The surviving Georgian elevations are mostly four storeys and the replacement buildings are five storeys. The appearance of the replacement buildings differs little from the original properties and the character of the street remains architecturally consistent.

The addition of a significantly setback mansard roof extension on the Bedford Row building is acceptable in terms of massing, location and design. It would have a butterfly form and be made of red clay standing seam in an interpretation of Bedford Row's original red clay tile pitched roof bays. It would not be visible from the street and is similar to other setback top floors in the terrace. On the Bedford Row façade, the yellow stock would be soot washed. The rainwater goods would be replaced with cast iron heritage products which is welcomed.

- 2 The working mews building character of Jockey's Fields has been significantly altered and the proposed development would fit comfortably within this altered streetscape character. The proposal remodels the Jockey's Fields facade by altering the fenestration at ground and 1st floors, and replacing the 2nd floor mansard by a 2nd floor sheer storey and new 3rd floor mansard above. The mansard roof would comply with Camden's CPG Home Improvements design advice. The mansard is set behind the parapet; the dormers are of an appropriate scale and the materials are traditional. The Jockey's Fields building can accommodate the additional storey as proposed. In terms of the façade, the removal of car parking and opening up of the ground floor frontage with the 'carriage door' openings with timber slat cladding and bressummer beam lintels is considered to be high quality design. The glazing would be expanded along with new entrance doors to the new core and cycling and shower facilities. The brick would be soot-washed and the casement windows would have aluminium frames which is acceptable.

The lining through of the floor levels between the main and mews buildings creates a single level on each floor. The demolition and replacement of the existing two storey link building with a four storey glazed link is acceptable in

terms of height and mass. There would be a sunken courtyard garden to the south, a communal landscaped roof terrace and green roofs. The increase in height would match other link structures on this terrace and therefore be in keeping with the prevailing pattern of development.

The introduction of faux four-storey closet wings to the rear to house plant equipment is acceptable. They would not be visible from Jockeys Fields or Gray's Inn Gardens. They would be made from brick and hit-and-miss brickwork allows for ventilation.

Overall the various alterations and extensions will not harm the character or appearance of the host buildings, streetscene and conservation area. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Residential amenity

The neighbouring properties are in commercial use and the extensions would not obstruct light into any residential windows. The roof terraces above the Bedford Row building and Jockey Fields building as well as the terrace above the link structure are acceptable and would not create overlooking issues given that the surrounding properties are in commercial use.

Transport

The site benefits from a small basement car park which will be removed under the proposals and the area converted for use as offices and to provide the external courtyard space, which is welcomed. The development would be secured as 'car free' in terms of not having access to on-street business parking permits by means of the Section 106 Agreement. This will prevent future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution whilst encouraging the use of more sustainable modes of transport.

- 3 In line with Policy T1 of the adopted Camden Local Plan, cycle parking should be provided in accordance with the standards set out in the London Plan. As this application seeks to extend the existing buildings, the cycle parking standards apply only to the uplift in floor area. In addition, given the Grade II listed status of the Bedford Row buildings and the limited floor area available, only a limited amount of cycle parking can be reasonably accommodated within the buildings. It is proposed that a total of 26 two tier spaces and 6 Sheffield stands (12 spaces) be provided in a basement cycle store within the Jockey's Fields building. This would be accessed from the ground floor by a separate door and a set of stairs with a wheel channel for cycles. Whilst this is not ideal, given the limited amount of space available, it is considered acceptable. In addition to the cycle store, male and female showers, changing rooms and lockers will be provided. The provision of the cycle parking spaces is secured by condition.

Whilst a draft Travel Plan has been submitted in support of the application, the

proposed extensions fall below the threshold at which a formal Travel Plan and associated contribution could be secured by means of the Section 106 Agreement. Nevertheless, given the proposed increase in floor area and activity at the site, it is considered appropriate to secure a Section 106 contribution of £14,000 towards Pedestrian, Cycling and Environmental improvements in the area surrounding the site. This will help encourage the use of more sustainable modes of travel to the site.

Although a draft Construction Management Plan (CMP) has been submitted in support of the application, it is considered necessary to secure a full CMP and associated Implementation Support contribution of £3,920 and an Impact Bond of £7,500 by means of the Section 106 Agreement. This will help ensure that the proposed development is carried out without undue impact on the operation of the local highway network or neighbouring amenity. The draft CMP acknowledges that all deliveries to the site will take place from suspended parking bays on Bedford Row and that none will take place from Jockey's Fields.

The existing crossover to the rear of the site can be retained to enable easy access to the new bin store in the location of the entrance to the former basement car park ramp. As such a highway's contribution towards the removal of the crossover is unnecessary. It is considered that the cost of any damage to the surrounding footway, particularly on the Jockey's Fields frontage, will be covered by the scaffolding bond that is secured as part of the scaffolding licensing process.

4 Sustainability

The development would be classed as a medium non-residential new build which is assessed under part L2A. Furthermore, this energy assessment has split the results into a new build, an existing building, and site-wide summaries. Based on refurbishment and new construction, there is a cumulative site-wide CO2 reduction of 67% compared to the 2013 baseline, broken down by the following: 47% at Be Lean; 0% at Be Clean; 20% at Be Green. The scheme significantly exceeds the 35% CO2 reduction on-site target compared to Part L 2013 baselines. In accordance with policy CC1, the photovoltaic solar panels provide a 20% reduction in carbon dioxide emissions from on-site renewable energy generation (Be Green Stage).

A green roof is provided at roof level towards the parapet of the Bedford Row façade (partly used to limit the extent of the terrace) and on the Jockey Fields mansard roof. This would enhance biodiversity and improve water runoff rates on the site which is welcomed. A condition is attached to ensure the green roof has an appropriate substrate depth to support a variety of wildflowers rather than just sedum.

Conclusion

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2, T4, CC1, CC2, G1, T1, T2, H2, E2, E1 and A3 of the Camden Local

Plan. The proposed development also accords with The London Plan 2021 and the National Planning Policy Framework 2021.

- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 7 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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