

Application ref: 2024/1610/P
Contact: Josh Lawlor
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Date: 10 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Daniel Watney LLP
165 Fleet Street
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EC4A 2DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
3 - 5 Bedford Row
London
WC1R 4BU

Proposal:
Details to discharge Condition 7 (Window specifications) of planning reference 2022/4518/P dated 09/05/23 for 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: P0712-C, P0710-C, P0711-C.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval:

The details of the windows show double-glazing timber framed windows with structural glazing bars for the sash windows. The thickness of the glazing

panes is acceptable and overall, would provide a high-quality appearance. The details of the aluminium casement windows are acceptable and in accordance with the main approval in terms of location and materiality.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to 022/4518/P dated 09/05/23 which need details to be submitted, have been approved.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer