

Application ref: 2024/1319/L
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Daniel Watney LLP
165 Fleet Street
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EC4A 2DW

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 - 5 Bedford Row
London
WC1R 4BU

Proposal:
Installation of a dry riser to the existing railing outside No.4 Bedford Row.

Drawing Nos: Design Statement; Site Location Plan; Existing Ground floor Plan;
Proposed Ground Floor Plan; Existing West Elevation (Bedford Row); Proposed West
Elevation (Bedford Row); Proposed Dry Riser Inlet.

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:

Design Statement; Site Location Plan; Existing Ground floor Plan; Proposed Ground Floor Plan; Existing West Elevation (Bedford Row); Proposed West Elevation (Bedford Row); Proposed Dry Riser Inlet.

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):

Nos.3-5 Bedford Row (now a single office unit) is part of a terrace of seven Georgian houses (Nos. 1-7) built 1717-18, statutorily listed Grade II.

This application is for the siting of a dry riser inlet box attached to the existing railing outside No.4 Bedford Row.

The location previously approved under 2023/3445/P and 2023/3447/L was to the northern reveal of the front door to No.4 Bedford Row. This has proven to be structurally unviable and would result in harm to the brickwork adjacent to the front door.

The only viable, and compliant option is to provide a dry riser inlet box mounted to exterior railings, which is in accordance with the fire strategy drawings which the London Fire Brigade have approved.

The steel dry riser box will be painted black to match the existing railing which is also being overhauled and repainted as part of the planned works.

The proposal is considered not to result in undue harm to the architectural significance of the building, nor its contribution to the character and appearance of the streetscape, and thus that of the conservation area.

Bloomsbury CAAC were consulted but no response has been received.

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