

Application ref: 2023/3292/P  
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Date: 22 May 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Montagu Evans LLP  
70 St Mary Axe  
London  
EC3A 8BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**9 Bedford Row and 9 Jockey's Fields  
London  
WC1R 4BU**

Proposal:

Change of use of 9 Bedford Row from office (Class E) to residential (Class C3) to form a self-contained dwelling and internal and external alterations to the building and to the non-original mews house (retained in Class E use) to the rear, including demolition of link structure, refurbishment, and reconfiguration to reinstate the historic floor plan and associated works.

Drawing Nos: Supporting Documents

Planning cover letter dated 09 August 2023 ref PD14691/PJB/JH/SR prepared by Montagu Evans, Design & Access Statement Revision A dated 28.07.2023 prepared by Quinn Architects, Planning Statement dated August 2023 prepared by Montagu Evans, Heritage Statement dated July 2023 Project Ref. 00463 revision V.1 prepared by Jon Lowe Heritage, Energy & Sustainability Statement dated 12 July 2023 revision 1 prepared by JAW Sustainability, Structural Statement dated 17.07.2023 Job No. 223199 prepared by Structural Design Studio Limited, Draft Construction Management Plan dated 19/07/2023 revision 1 prepared by Paul Mew Associates, Photographic Room Survey A905 Revision A dated 28.07.2023 prepared by Quinn Architects, Loss of Employment Report dated 7 August 2023 prepared by Montagu Evans, iCO Misting Nozzles Technical Datasheet, Water Mist System Technical Datasheet.

Existing Plans

A001 revision A dated 28.07.2023, A010 revision B dated 16.01.24, A011 revision B

dated 16.01.24, A012 revision A dated 28.07.2023, A013 revision A dated 28.07.2023, A014 revision A dated 28.07.2023, A015 revision A dated 28.07.2023, A016 revision A dated 28.07.2023, A017 revision A dated 28.07.2023, A020 revision A dated 28.07.2023, A021 revision A dated 28.07.2023, A022 revision A dated 28.07.2023, A023 revision A dated 28.07.2023, A024 revision A dated 28.07.2023, A025 revision A dated 28.07.2023, A030 revision A dated 28.07.2023, A031 revision A dated 28.07.2023, A032 revision A dated 28.07.2023.

#### Demo Plans

A040 revision B dated 16.01.24, A041 revision B dated 16.01.24, A042 revision B dated 16.01.24, A043 revision A dated 28.07.2023, A044 revision A dated 28.07.2023, A045 revision A dated 28.07.2023, A046 revision A dated 28.07.2023, A047 revision A dated 28.07.2023, A050 revision A dated 28.07.2023, A051 revision A dated 28.07.2023, A052 revision B dated 16.01.24, A053 revision A dated 28.07.2023, A054 revision A dated 28.07.2023, A055 revision A dated 28.07.2023, A056 revision A dated 28.07.2023, A057 revision A dated 28.07.2023, A058 revision A dated 28.07.2023.

#### Proposed Plans

A100 revision B dated 16.01.24, A101 revision B dated 16.01.24, A102 revision B dated 16.01.24, A103 revision B dated 16.01.24, A104 revision B dated 16.01.24, A105 revision B dated 16.01.24, A106 revision A dated 28.07.23, A107 revision A dated 28.07.23, A110 revision A dated 05.03.24, A111 revision A dated 05.03.24, A112 revision A dated 05.03.24, A113 revision A dated 05.03.24, A114 revision A dated 05.03.24, A200 revision B dated 16.01.24, A201 revision B dated 16.01.24, A202 revision B dated 16.01.24, A203 revision A dated 28.07.23, A204 revision A dated 28.07.23, A205 revision A dated 28.07.23, A206 revision A dated 28.07.23, A207 revision B dated 16.01.24, A208 revision A dated 28.07.23, A209 revision A dated 13.02.24, A210 revision A dated 13.02.24, A300 revision A dated 13.02.24, A301 revision A dated 13.02.24, A302 revision A dated 13.02.24, A310 revision A dated 13.02.24, A311 revision A dated 13.02.24, A312 revision A dated 13.02.24, A313 revision A dated 13.02.24, A320 revision A dated 13.02.24.

#### Other

A901 Fireplace Schedule revision A dated 28/07/2023, A902 Door Schedule revision B dated 13/02/2024, A903 Window Schedule revision B dated 13/02/2024.

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:

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## Demo Plans

A040 revision B dated 16.01.24, A041 revision B dated 16.01.24, A042 revision B dated 16.01.24, A043 revision A dated 28.07.2023, A044 revision A dated 28.07.2023, A045 revision A dated 28.07.2023, A046 revision A dated 28.07.2023, A047 revision A dated 28.07.2023, A050 revision A dated 28.07.2023, A051 revision A dated 28.07.2023, A052 revision B dated 16.01.24, A053 revision A dated 28.07.2023, A054 revision A dated 28.07.2023, A055 revision A dated 28.07.2023, A056 revision A dated 28.07.2023, A057 revision A dated 28.07.2023, A058 revision A dated 28.07.2023.

## Proposed Plans

A100 revision B dated 16.01.24, A101 revision B dated 16.01.24, A102 revision B dated 16.01.24, A103 revision B dated 16.01.24, A104 revision B dated 16.01.24, A105 revision B dated 16.01.24, A106 revision A dated 28.07.23, A107 revision A dated 28.07.23, A110 revision A dated 05.03.24, A111 revision A dated 05.03.24, A112 revision A dated 05.03.24, A113 revision A dated 05.03.24, A114 revision A dated 05.03.24, A200 revision B dated 16.01.24, A201 revision B dated 16.01.24, A202 revision B dated 16.01.24, A203 revision A dated 28.07.23, A204 revision A dated 28.07.23, A205 revision A dated 28.07.23, A206 revision A dated 28.07.23, A207 revision B dated 16.01.24, A208 revision A dated 28.07.23, A209 revision A dated 13.02.24, A210 revision A dated 13.02.24, A300 revision A dated 13.02.24, A301 revision A dated 13.02.24, A302 revision A dated 13.02.24, A310 revision A dated 13.02.24, A311 revision A dated 13.02.24, A312 revision A dated 13.02.24, A313 revision A dated 13.02.24, A320 revision A dated 13.02.24.

Other

A901 Fireplace Schedule revision A dated 28/07/2023, A902 Door Schedule revision B dated 13/02/2024, A903 Window Schedule revision B dated 13/02/2024.

- 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.

Informative(s):

- 1 Reasons for granting permission:

The Site forms part of the Grade II listed Georgian terrace running south-north and is located within the Bloomsbury Conservation Area. The main Building (9 Bedford Row) was built in c.1717. The Mews House (9 Jockey's Field) to its rear, is constructed from stock brick and features a tiled pitched roof. The main Building, which forms part of a series of 6 Georgian terraced properties originally comprised of 4 storeys (G+3) and basement and attic levels with 3 bays and spans 2 rooms deep to the rear of the façade. The existing lawful use of the entire site is Use Class E (Commercial, Business and Service) as it was most recently used as offices. Its original use is residential.

Local Plan Policy E2 (Employment premises and sites) seeks to protect employment space in the borough by retaining buildings that are suitable for continued business use and resisting the loss of employment (including office) space, unless it can be demonstrated to the Council's satisfaction that a building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the building for similar alternative business use has been fully explored over an appropriate period of time.

The change of use relates only to the main Building (9 Bedford Row), whilst the Mews House (9 Jockey's Field) to its rear will be retained in Class E use. The premises has been marketed since October 2021 and vacant since March 2022. The applicants have submitted a Loss of Employment Report which provides marketing for the last 2 plus years and evidence of viewings and reasons for decline. The supporting documentation found the physical plan form and constraints of the listed building as the primary driver to not being able to retain the employment space due to upgrading the premises to provide modern standards of office accommodation being detrimental to the special interest of the listed building, whilst the effects of COVID due to the rise of hybrid working environments has also diminished interest in the premises.

The building was originally designed as a single-family dwelling, this is reflected within the floor plan layout but has been re-organised to cater for an

office. The physical plan form and the listed status of the site have meant that the building is not fully accessible, suffers from relatively poor natural light and ventilation, inefficient plan form for office layout, outdated services, poor energy efficiency, not enough kitchenettes or W.Cs, and a lack of flexibility with the layout and use. Given these constraints on the buildings it is considered they would not be capable of being modernised to meet current standards which new businesses seek and this weighs into the balance in supporting the proposal. A monetary contribution for loss of employment space as per section 54 of the CPG will be secured within a s106 legal agreement.

The provision of additional residential floor space within the borough is strongly supported by policy H4 (Maximising the supply of affordable housing), the Council expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floor space of 100sqm GIA or more.

The proposed development has a capacity of seven units when considering the amount of floorspace (proposed GIA 708.8sqm) in isolation. However, due to the heritage limitations of the building (grade II listed), it would be impossible for the site to have additional capacity. Therefore, the AH contribution is calculated on the basis that the site has the capacity to provide two units.

## 2 Reasons for granting permission. [continued]

Based on the calculation set in Housing CPG (2021) and Policy H4, it is legitimate for the assessment of capacity to take account of heritage considerations. Local Plan para 3.108 states in part 'we will take into account any constraints on capacity where existing buildings are converted (particularly listed buildings and other heritage assets), or where ancillary residential space would be unable to provide dwellings (e.g. due to local of natural light)'. Therefore, a payment in lieu of affordable housing is therefore considered acceptable for this site, which would be secured within a S106 legal agreement.

The proposed conversion of the building from office to single occupancy residential is welcomed in a heritage sense. The building was originally built as a residence, and there is no objection in principle to its return to residential use.

The change of use to the main building would result in a 4 bedroom single family dwellinghouse. Two rooms have been identified as 'lego' and 'study' and given that these are large enough to be used as bedrooms if required, that would make a total of 6 bedrooms. The property at 708.8sqm exceeds the minimum space standards for a six-bedroom property set over 4 floors. The house would have regular sized rooms be dual aspect with windows at the front and rear. Amenity space would be provided with a courtyard at ground floor level towards the rear of the property adjacent to the rear mews building. The building was originally built as a house and would therefore provide a good level of accommodation when changed back into a house.

The external alterations to the building, including demolition of non-original link building creating a larger courtyard and separating the listed property from the non-original mews building is welcomed and is considered to improve the

character and amenity of the Site and surroundings.

A sustainability statement has been provided with the application and the sustainable features have been considered for the development. The energy efficiency measures and sustainable features will help to reduce the sites contribution by at least 18% to the causes of climate change and help create a more sustainable development which will complement the heritage of the site and last well over time. The proposal would be in accordance with polices CC1 and CC2.

Policy T1 requires cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For dwellings with 2 or more bedrooms the requirement is for 2 spaces. The submitted plans show that there is ample capacity for storage options of more than 2 cycles within the proposed dwelling, internally or within the front vaults, and therefore is considered to meet this policy.

The proposed new dwelling would need to be car-free in accordance with policy T2, this includes limiting the availability of both off street and on street parking. This would be secured by a legal agreement and would prevent future occupiers from obtaining on street parking permits.

The proposal would not constitute the need for a construction management plan (CMP), CMP Implementation support contribution and a construction impact bond.

3 Reasons for granting permission. [continued]

No objections were received prior to making this decision. The planning history of the site have been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Overall, the change of use and proposed works are considered to have a positive impact on the architectural significance of the existing listed building, the works would preserve the special interest of the Grade II\* listed buildings and the character and appearance of the surrounding Bloomsbury Conservation Area. The proposal would be in compliance with Local Plan Policy D2.

The proposed development is in general accordance with Policies G1, H1, H3, A1, A4, D1, D2, CC1, CC2, CC3, CC5, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan (2021) and the provisions of the National Planning Policy Framework 2023.

4 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).

- 5 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.
- 6 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](http://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.

- 7 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.
- 8 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 9 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to

allow for public liaison, revisions of CMPs and approval by the Council.

- 10 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

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 typed name and title.

Daniel Pope  
Chief Planning Officer