

Application ref: 2023/3927/L
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Date: 22 May 2024

Development Management
Regeneration and Planning
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Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal: Internal and external alterations to the building and to the non- original mews house to the rear, including demolition of link structure, refurbishment of facades, removal of modern and non-original fabric and services, 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, 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 28.07.23, A210 revision A dated 28.07.23, 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 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:

Supporting Documents

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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.

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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, 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 28.07.23, A210 revision A dated 28.07.23, 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: 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 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.

There is no objection to the principle of the change of use from a heritage perspective. The proposal, in its current form, is the preferred option, as subdivision of the main house to flats would likely necessitate the installation of partitions and services which would have a harmful impact on the interior.

It is proposed to demolish the link connection between the main house and the Jockey's Fields building. The heritage statement and planning records indicate that this structure is largely modern, although contains some remains of an earlier Victorian structure. This part of the building is of limited interest and its removal is acceptable.

The interior of the building retains most of its historic panelling, features and plan form. Generally, the works are sympathetic to the special interest of the listed building and remove later alterations to restore the floor plan.

The 9 Jockey's Field building is a 1990s construction and its interior is not of special interest, therefore this part of the scheme causes no harm.

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.16 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 proposed development is in general accordance with Policy D2 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.

- 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 2023.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer