

Application ref: 2023/3447/L  
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**Development Management**  
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Daniel Watney LLP  
165 Fleet Street  
London  
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: Listed Building Consent relating to extensions and alterations of 3 - 5 Bedford Row and 3 - 5 Jockey's Fields. Amendment to the scheme approved under Listed Building Consent ref. 2022/4750/L to allow design amendments including layout changes from basement to roof level, including a small infill extension to the courtyard at basement level with plant above, changes to the roof terrace at the third floor, and repositioned Bedford Row dry riser inlet together with amendments to the north, south and west elevations including the Jockey's Fields elevation

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-F, H571-HUT-ZZ-10-A-DR-P0010-G, H571-HUT-ZZ-11-A-DR-P0011-F, H571-HUT-ZZ-12-A-DR-P0012-F, H571-HUT-ZZ-13-A-DR-P0013-

G, H571-HUT-ZZ-14-A-DR-P0014-G, H571-HUT-ZZ-14-A-DR-P0015-G, H571-HUT-ZZ-ZZ-A-DR-P0031-D, H571-HUT-ZZ-ZZ-A-DR-P0032-J, H571-HUT-ZZ-ZZ-A-DR-P0033-C, H571-HUT-ZZ-ZZ-A-DR-P0034-C, H571-HUT-ZZ-ZZ-A-DR-P0035-D, H571-HUT-ZZ-ZZ-A-DR-P0041-Section 01 - D, H571-HUT-ZZ-ZZ-A-DR-P0042-Section 02 - E, H571-HUT-ZZ-ZZ-A-DR-P0043-Section 03 - D, H571-HUT-ZZ-ZZ-A-DR-E0001-A

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:

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-F, H571-HUT-ZZ-10-A-DR-P0010-G, H571-HUT-ZZ-11-A-DR-P0011-F, H571-HUT-ZZ-12-A-DR-P0012-F, H571-HUT-ZZ-13-A-DR-P0013-G, H571-HUT-ZZ-14-A-DR-P0014-G, H571-HUT-ZZ-14-A-DR-P0015-G, H571-HUT-ZZ-ZZ-A-DR-P0031-D, H571-HUT-ZZ-ZZ-A-DR-P0032-J, H571-HUT-ZZ-ZZ-A-DR-P0033-C, H571-HUT-ZZ-ZZ-A-DR-P0034-C, H571-HUT-ZZ-ZZ-A-DR-P0035-D, H571-HUT-ZZ-ZZ-A-DR-P0041-Section 01 - D, H571-HUT-ZZ-ZZ-A-DR-P0042-Section 02 - E, H571-HUT-ZZ-ZZ-A-DR-P0043-Section 03 - D, H571-HUT-ZZ-ZZ-A-DR-E0001-A

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 approval:

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.

Adjusting the landscaping on the third-floor terrace will not alter the extent of the green roof nor be publicly visible. The modifications to the elevations include a slight change to the elevation fronting Jockey's Fields, which is limited to a small increase in the separation between windows at ground floor level. The fenestration to the newly built closet wings has also been slightly amended to ensure adequate door clearances for fire escape and plant access.

The cores would be streamlined to give more efficient office floorplates. A small infill extension within the south courtyard at the basement level is now proposed. The interior fabric and finishes of the building are of no architectural or historic interest and do not contribute to the site's significance. The changes to the cores are acceptable in heritage terms. The small infill extension within the courtyard at the basement level would conceal an existing doorway into the Bedford Row part of the building and ventilation ducts, behind which is currently a plant room. This change is considered acceptable regarding the effects on the listed building, as no original fabric or plan form will be harmed.

Overall, the various alterations and extensions will not harm the appearance and special interest of the host building. 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 2013.

The site's planning history has been taken into account when making this decision. No objections were received following consultation procedures.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2023 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 2023.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer