

Application ref: 2024/3243/P
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Date: 30 August 2024

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Daniel Watney LLP
165 Fleet Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

3 - 5 Bedford Row
London
WC1R 4BU

Proposal: Non-Material Amendment to Planning Permission ref. 2023/3445/P granted on 26/06/24 for Variation of Condition 2 (Approved Plans & Documents) 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. NAMELY: removal of window to Jockey's Field fire escape and to be infilled with matching brickwork, window to Jockeys Fields fire escape staircase removed and infilled with brickwork, omission of hit and miss brickwork to fire escape and replace with recessed blind window, omission of hit and miss brickwork and replace with louvres to provide ventilation for plant room at third floor of north wing, omission of one rooflight from first floor level, amendment to the rooflight fenestration at third floor level from one large rooflight to two individual rooflights, a new window/rooflight at the fourth floor level within the extension, Pelmet detail reinstated on Bedford Row elevation as existing concrete beam downstand has been identified, painted timber cladding to conceal existing RC downstand beam on Jockey's Fields elevation to match painted timber cladding below neighbouring bressummer beams.

Drawing Nos: Superseded: H571-HUT-ZZ-11-DR-A-P0011 Rev F, H571-HUT-ZZ-11-

DR-A-P0013 Rev G, H571-HUT-ZZ-11-DR-A-P0014 Rev G, H571-HUT-ZZ-11-DR-A-P0015 Rev G, H571-HUT-ZZ-ZZ-DR-A-P0031 Rev D, H571-HUT-ZZ-ZZ-DR-A-P0032 Rev J, H571-HUT-ZZ-ZZ-DR-A-P0033 Rev C, H571-HUT-ZZ-ZZ-DR-A-P0034 Rev C, H571-HUT-ZZ-ZZ-DR-A-P0035 Rev D

Revised: H571-HUT-ZZ-11-DR-A-P0011 Rev G, H571-HUT-ZZ-11-DR-A-P0013 Rev H, H571-HUT-ZZ-11-DR-A-P0014 Rev H, H571-HUT-ZZ-11-DR-A-P0015 Rev H, H571-HUT-ZZ-11-DR-A-P0031 Rev H, H571-HUT-ZZ-11-DR-A-P0032 Rev K, H571-HUT-ZZ-11-DR-A-P0033 Rev D, H571-HUT-ZZ-11-DR-A-P0034 Rev E, H571-HUT-ZZ-11-DR-A-P0035 Rev E, H571-HUT-ZZ-11-DR-A-P0036 Rev 0

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission Ref. 2023/3445/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

H571-HUT-ZZ-11-DR-A-P0011 Rev G, H571-HUT-ZZ-11-DR-A-P0013 Rev H, H571-HUT-ZZ-11-DR-A-P0014 Rev H, H571-HUT-ZZ-11-DR-A-P0015 Rev H, H571-HUT-ZZ-11-DR-A-P0031 Rev H, H571-HUT-ZZ-11-DR-A-P0032 Rev K, H571-HUT-ZZ-11-DR-A-P0033 Rev D, H571-HUT-ZZ-11-DR-A-P0034 Rev E, H571-HUT-ZZ-11-DR-A-P0035 Rev E, H571-HUT-ZZ-11-DR-A-P0036 Rev 0

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-12-A-DR-P0012-F, 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

Design and Access Statement, prepared by HUT Architecture, Planning Amendment Design Document, prepared by HUT Architecture, dated August 2023, Heritage Appraisal, prepared by The Heritage Practice, Heritage Appraisal Addendum, prepared by the Heritage Practice, dated August 2023, Housing Study, prepared by Daniel Watney LLP and HUT Architecture, Sustainability Statement, including a BREEAM Pre-Assessment, prepared by Elliot Wood Partnership, Energy Statement, including a Low Carbon Feasibility Study, prepared by Elliot

Wood Partnership, Flood Risk Assessment, prepared by Elliot Wood Partnership, Drainage Strategy, prepared by Elliot Wood Partnership, Fire Design Note, prepared by Bespoke, dated 14 August 2023 Structural Report, prepared by Elliot Wood, Structural Note, prepared by Elliot Wood, dated 1 August 2023, MEP Report, prepared by Cream Engineering Services, Ventilation Statement, prepared by Cream Engineering Services, dated 8 August 2023, Draft Construction Management Logistics Plan, prepared by Milestone, Workplace Travel Plan, prepared by Milestone. Noise Assessment, prepared by RBA Acoustics. Acoustic Technical Note, prepared by RBA Acoustics, dated 28 July 2023, Daylight and Sunlight Letter, prepared by Point 2, dated 10 August 2023, Draft CMP Logistics Plan prepared by Milestone, Workplace Travel Plan, prepared by Milestone, Noise assessment, prepared by BRA Acoustics, Accoustic Technical Note prepared by RBA Acoustics dated 28 July 2023, Daylight and Sunlight Letter prepared by Point 2 dated 10 August 2023.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

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 non-material amendment application supports proposed revisions to the planning permission and listed building consent granted in May 2023 (Application Nos. 2022/4518/P and 2022/4750/L), which has also been amended by application dated 26 June 2024 (2023/3445/P & 2023/3447/L).

The need for these amendments has arisen from site constraints during construction. The hit-and-miss brickwork would be repacked with louvres within the approved opening, with a colour to match the brick header detailing. This and the other changes would not be visible or noticeable from the surrounding conservation area and would have a non-material impact on the approved scheme.

The proposed changes are considered not to harm the building's architectural significance or its contribution to the character and appearance of the streetscape and thus that of the conservation area. An associated listed building consent application will be assessed under Ref. 2024/3242/P.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2022/4518/P dated 09/05/23. In the context of the permitted scheme, the amendment is considered to have no material effect on the approved scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission Ref. 2023/3445/P and is bound by all the conditions and obligations attached to that 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the name and title of the signatory.

Daniel Pope
Chief Planning Officer

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