

Application ref: 2024/3242/L
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Daniel Watney LLP
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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: Pre-application Heritage Appraisal Addendum; Drawing Nos. H571 - HUT - ZZ - ZZ - DR - A - P0034 - E; H571 - HUT - ZZ - ZZ - DR - A - P0035 - E; H571 - HUT - ZZ - ZZ - DR - A - P0036 - 0; H571 - HUT - ZZ - 15 - DR - A - P0015 - H; H571 - HUT - ZZ - ZZ - DR - A - P0032 - K; H571 - HUT - ZZ - ZZ - DR - A - P0031 - H; H571 - HUT - ZZ - ZZ - DR - A - P0033 - D; H571 - HUT - ZZ - 11 - DR - A - P0011 - G; H571 - HUT - ZZ - 13 - DR - A - P0013 - H; H571 - HUT - ZZ - 14 - DR - A - P0014 - H.

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:

Pre-application Heritage Appraisal Addendum; Drawing Nos. H571 - HUT - ZZ - ZZ - DR - A - P0034 - E; H571 - HUT - ZZ - ZZ - DR - A - P0035 - E; H571 - HUT - ZZ - ZZ - DR - A - P0036 - 0; H571 - HUT - ZZ - 15 - DR - A - P0015 - H; H571 - HUT - ZZ - ZZ - DR - A - P0032 - K; H571 - HUT - ZZ - ZZ - DR - A - P0031 - H; H571 - HUT - ZZ - ZZ - DR - A - P0033 - D; H571 - HUT - ZZ - 11 - DR - A - P0011 - G; H571 - HUT - ZZ - 13 - DR - A - P0013 - H; H571 - HUT - ZZ - 14 - DR - A - P0014 - H.

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 to support 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 the course of construction. These works are mainly alterations to the fenestration, including infilling existing openings and changing the design of grilles, as well as changes to some of the proposed rooflights. Apart from works to the

Bedford Row facade these other changes are within the twentieth century rebuilt section of the building which contribute little to its special interest.

The proposed amendments are considered not to further 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.

The application has been advertised in the press and by means of a site notice. 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



Daniel Pope
Chief Planning Officer