

PD15391/CM/PKL/BC

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Planning Department
London Borough of Camden
5 Pancras Square
London N1C 4AG

31 March 2025

Dear Sir or Madam,

BEDFORD ROW CHAMBERS, 29-31 BEDFORD ROW, LONDON WC1R 4HE

PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS

We act on behalf of Bedford Row Chambers Ltd and have been instructed to submit applications for full planning permission and listed building consent for the regularisation of internal and external works to parts of 29-31 Bedford Row. No changes are proposed to the use, floorspace or functioning of the site.

As set out in the Montagu Evans Planning and Heritage Statement enclosed with the application submission, the properties have a long and complex history, with extensive work in the 1930s, 1970s, 1990s, 2000s and more recently.

Montagu Evans was appointed to review this planning history and inspect the interior and exterior of the buildings to establish any unauthorised works that require regularisation. The Planning and Heritage Statement sets out our research findings and includes photographs showing the buildings and particular areas of alteration.

Working with an architect, Duncan Mitchell RIBA, we have prepared a range of drawings to illustrate the consented arrangement of the buildings and identify works of removal and addition that were not covered by the consented proposals. The key elements of work identified includes:

- Alterations to room layouts, especially on the lower ground and ground floor levels
- Removal of a stud wall under eighteenth-century cantilevered stairs in No 29 and replacement with a glazed screen
- Removal of double doors in the front hallway of No 29 and installation of new flooring in this area
- Alterations to the layout of the central part of the basement of Nos 29 and 30
- New dropped ceilings on the lower ground floor and in bathrooms
- Alterations to the layouts and fittings of W/Cs and kitchenettes
- Additional double doors between the front and rear conference/court rooms in No 31
- Installation of downlighters in some rooms
- New fitted joinery, AV units, and heating and cooling system including air conditioning
- Velux roof lights on third floor
- Installation of external heat pump and condenser units
- Installation of external security cameras

Our assessment is that the architectural and historic special interest of the listed buildings has not been harmed by the recent works. The most significant of the most recent works, the reinstatement of the solid wall between the ground floor rooms in No 29 and installation of the glazed screen beneath the cantilevered stair, also in No 29, better reveal the significance of these spaces by returning them to more of their original form. The other works are relatively minor in nature and are typical of the work done to office conversions of former houses of this date.

Pre-application discussions (ref: 2024/4658/PRE)

The proposals have been the subject of a pre-application submission to the London Borough of Camden (Ref: 2024/4658/PRE) and they were discussed during a site visit on 14 November 2024. The written pre-application feedback received following the site visit is provided in our Planning and Heritage Statement. It invited the submission of applications for planning permission and listed building consent.

The pre-application feedback concluded that generally the architectural and historic significance of the listed buildings has not been compromised by the recent works. However, concerns were raised regarding the installation of two external security cameras on the front façade of the buildings. It was subsequently agreed that these cameras would be removed and the façade behind made good, and that given the lack of previous consent in this instance listed building consent would not be required for the work. The applicant has subsequently removed the two cameras, and they do not form part of the application proposals. Smaller security cameras have been retained and are shown on the submitted drawings.

Submitted application documents

The following documents have been submitted as part of this application:

- This covering letter, prepared by Montagu Evans;
- Completed planning and listed building consent application form;
- Completed Community Infrastructure Levy additional information form;
- A Planning and Heritage Statement prepared by Montagu Evans, including an outline of the historical development of the site, its planning history, an assessment of the significance of the heritage assets, and consideration of the works proposed to be regularised;
- A Design and Access Statement prepared by Duncan Mitchell RIBA providing a commentary on the site and the proposals;
- A Planning Compliance Statement prepared by KP Acoustics, which confirms that the external plant that has been installed is acceptable with regard to amenity considerations;
- The following drawings prepared by Duncan Mitchell RIBA:
 - 3129/INF/001, the Location Plan;
 - 3129/CC/001–008 (plans and section) and 011-012 (elevations), drawings showing the consented arrangement of the buildings, informed by our planning history research;
 - 3129/DM/001–008 (plans and section) and 011-012 (elevations), drawings identifying works of removal and addition to the buildings we have identified not covered by the consented schemes;
 - 3129/PR/001–008 (plans and section) and 011-012 (elevations), drawings showing the proposed arrangement of the buildings;
 - 3129/RCP/001-006 (plans), reflected ceiling plans identifying variations to consent for dropped ceilings and downlighters;
 - 3129/RCP/007-012 (plans), reflected ceiling plans showing the proposed arrangement of dropped ceilings and downlighters; and
 - 3129/DET/001-002, detailed drawings focussing on works to the rear entrance hall.

Application Form

The development dates and start and completion dates provided on the application form are approximate.

In relation to employees, there are 61 self-employed members of Bedford Row Chambers in addition to the full and part time employees referred to on the application form.

Closing

The applications have been submitted via the Planning Portal under reference PP-13697615.

This matter is being dealt with by Paul Kessler-Lyne (paul.kessler-lyne@montagu-evans.co.uk) and Bridget Crossley (bridget.crossley@montagu-evans.co.uk) of this office.

Yours faithfully,

Montagu Evans

Montagu Evans LLP