

Indigo Planning  
Swan Court  
Worple Road  
LONDON  
SW19 4JS

Application Ref: **2007/5414/L**  
Please ask for: **Stuart Minty**  
Telephone: 020 7974 **2660**

04 March 2008

Dear Sir/Madam

## **DECISION**

Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent Refused**

Address:  
**46-48 Bedford Row**  
**London**  
**WC1V 6RL**

#### **Proposal:**

Demolition of rear additions and internal and external alterations in connection with the conversion and restoration of 46-48 Bedford Row from office (Class B1) to create 3 separate single family dwellings (Class C3).

Drawing Nos: 3183-00-101; 3183-20-101; 102; 103; 104; 105; 351 rev 02; 352 rev 02; 353 rev 02; 354 rev 02; 355 rev 02; 356; 357 rev 02; 358 rev 02; 359 rev 02; 360 rev 02; 361; 362; 363 rev 02; 371 rev 02; 372 rev 02; 373 rev 02; 374 rev 02; 375 rev 02; 376; 377 rev 02; 378 rev 02; 379 rev 02; 380 rev 02; 381 rev 02; 382; 383 rev 02; 390; 391; 392; 393 rev 01; 394; Listed Building Consent Design Report (Dated Oct 2007); Listed Building Statement (Dated Oct 2007); Historic Buildings Architects Report (Dated Oct 2007)

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

#### **Reason(s) for Refusal**

- 1 The proposed internal alterations, by virtue of their impact on the plan form and



spatial quality of the listed buildings, would detract from their special architectural and historic interest contrary to policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 The proposed remodelled and reinstated fenestration, by virtue of its impact on the appearance of the rear elevations of the listed buildings, would detract from their special architectural and historic interest contrary to policy B6 (Listed buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Without prejudice to any future application or appeal, you are advised that the works of conversion to form separate single family dwellinghouses would require the benefit of planning permission. The policies contained within the London Borough of Camden Replacement UDP 2006 in principle support such a change of use.

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***