

Mr Lee Chater  
-  
Mansfield Monk Ltd  
Library House  
High Street  
Ingatstone  
CM4 9EU UK

Application Ref: **2018/1041/L**  
Please ask for: **Colette Hatton**  
Telephone: 020 7974

4 April 2018

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**6-7 Bedford Row**  
**London**  
**WC1R 4BS**

Proposal:  
Remedial works.

Drawing Nos: Application form, OS Map, Design access and heritage statement, EX01-2 Existing 1st and 2nd Floor Plans, EX0G Existing Site Plans LG and Ground floors, EX03 Existing 3rd Floor plan and typical section, EXELE Existing Plan and external elevations.

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: Application form, OS Map, Design access and heritage statement, EX01-2 Existing 1st and 2nd Floor Plans, EX0G Existing Site Plans LG and Ground floors, EX03 Existing 3rd Floor plan and typical section, EXELE Existing Plan and external elevations.

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 6-7 Bedford Row are grade II listed buildings within the Bloomsbury conservation area. Built in 1717-18, the buildings are set over four storeys with a basement, they are constructed from yellow stock bricks with red brick arches to the windows. The buildings have been laterally converted and are occupied by a law firm.

The buildings require some repair work as cracks have appeared in the walls and timber panelling. The proposals seek consent to open up various parts of both buildings to determine the extent of repair required. The location of each opening is strategic, specifically where cracking has appeared, and the opening itself is minimal to retain and protect historic fabric. The works will allow the building to be assessed properly so that appropriate works can be carried out in the future and the longevity of the buildings can be secured.

The works will not harm the special interest of the listed buildings.

The application has not been publicised as the proposed works affect only the interior of the building.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

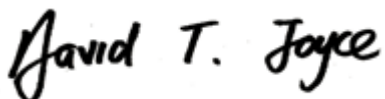
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning