

Application ref: 2018/5660/L
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 26 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mansfield Monk Ltd
Library House,
High Street
Ingatstone
CM4 9EU

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: Installation of new/replacement air conditioning units and acoustic enclosure to internal courtyard (x6) and at rear roof level (x7) to Jockey Field's. Re-spray of existing balustrades and external windows to Jockey Fields. Replacement rear doors to Jockey fields and removal of louvres on Bedford Row. External repair works and internal alterations to both buildings.

Drawing Nos: EX0G Rev. C; EX01-2 Rev. C; EX03 Rev. C; EXELE Rev. B; OSMap Rev.A; GALG-0G Rev.A; GA01-02; GA-RCP03; RCP01-02; FPLG-0G; FP01-02; FP-WF03; WFLG-0G; WF01-02;DT05; DT06; DT07; DT09; DT14; DT15; DT18; DT19; DT020 Rev.A; DT21 Rev.A; DT22 Rev.D; SK001; SK002; SK003; 2018-LGW-M1 Rev.3.1; 2018-LGE-M1 Rev.3.1; 2018-G-M1 Rev.3.1; 2018-1-M1 Rev.3.1; 2018-2-M1 Rev.3.1; 2018-3-M1 Rev.3.1; 2018-4-M1 Rev.3.1; 2018-LGW-E1 Rev.3.1; 2018-LGE-E1 Rev.3.1; 2018-G-E1 Rev.3.1; 2018-1-E1 Rev.3.1; 2018-2-E1 Rev.3.1; 2018-3-E1 Rev.3.1; 2018-4-E1 Rev.3.1; 2018-LGW-E2 Rev.3.1; 2018-LGE-E2 Rev.3.1; 2018-G-E2 Rev.3.1; 2018-1-E2 Rev.3.1; 2018-2-E2 Rev.3.1; 2018-3-E2 Rev.3.1; 2018-4-E2 Rev.3.1; 2018-LGW-E3 Rev.3.1; 2018-LGE-E3 Rev.3.1; 2018-G-E3 Rev.3.1; 2018-1-E3 Rev.3.1; 2018-2-E3 Rev.3.1; 2018-3-E3 Rev.3.1; 2018-4-E3 Rev.3.1; 2018-LGW-P1 Rev.3.1; 2018-LGE-P1 Rev.3.1; 2018-G-P1 Rev.3.1; 2018-1-P1 Rev.3.1; 2018-2-P1 Rev.3.1; 2018-3-P1 Rev.3.1; 2018-4-P1 Rev.3.1;

Supporting documents: Structural inspection report dated June 2018 and Environmental Noise Assessment ref. EPL/8730/ENA/RP/01A by the Equus Partnership dated January 2019.

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:

EX0G Rev. C; EX01-2 Rev. C; EX03 Rev. C; EXELE Rev. B; OSMap Rev.A; GALG-0G Rev.A; GA01-02; GA-RCP03; RCP01-02; FPLG-0G; FP01-02; FP-WF03; WFLG-0G; WF01-02;DT05; DT06; DT07; DT09; DT14; DT15; DT18; DT19; DT020 Rev.A; DT21 Rev.A; DT22 Rev.D; SK001; SK002; SK003; 2018-LGW-M1 Rev.3.1; 2018-LGE-M1 Rev.3.1; 2018-G-M1 Rev.3.1; 2018-1-M1 Rev.3.1; 2018-2-M1 Rev.3.1; 2018-3-M1 Rev.3.1; 2018-4-M1 Rev.3.1; 2018-LGW-E1 Rev.3.1; 2018-LGE-E1 Rev.3.1; 2018-G-E1 Rev.3.1; 2018-1-E1 Rev.3.1; 2018-2-E1 Rev.3.1; 2018-3-E1 Rev.3.1; 2018-4-E1 Rev.3.1; 2018-LGW-E2 Rev.3.1; 2018-LGE-E2 Rev.3.1; 2018-G-E2 Rev.3.1; 2018-1-E2 Rev.3.1; 2018-2-E2 Rev.3.1; 2018-3-E2 Rev.3.1; 2018-4-E2 Rev.3.1; 2018-LGW-E3 Rev.3.1; 2018-LGE-E3 Rev.3.1; 2018-G-E3 Rev.3.1; 2018-1-E3 Rev.3.1; 2018-2-E3 Rev.3.1; 2018-3-E3 Rev.3.1; 2018-4-E3 Rev.3.1; 2018-LGW-P1 Rev.3.1; 2018-LGE-P1 Rev.3.1; 2018-G-P1 Rev.3.1; 2018-1-P1 Rev.3.1; 2018-2-P1 Rev.3.1; 2018-3-P1 Rev.3.1; 2018-4-P1 Rev.3.1;

Supporting documents: Structural inspection report dated June 2018 and Environmental Noise Assessment ref. EPL/8730/ENA/RP/01A by the Equus Partnership dated January 2019.

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 consent:

6-7 Bedford Row are grade II listed buildings built in 1717 by Robert Burford. Constructed from brown and yellow stock bricks, the terraced houses are set over four storeys with basements. The buildings are currently used as offices and have been adapted to suit that use. To the rear, the building join a modern building that faced Jockey's Field. The proposals are to repair and redecorate the buildings, with some alterations to the two historic buildings, however the majority of alterations occur to the modern building to the rear.

The principal proposals to the historic building involve creating a wider opening between the front and rear rooms at ground floor level and the opening up of 3x windows to the side elevation of the closet wing. The alterations are acceptable as they will not compromise the historical significance of the building. The new windows were revised to be single glazed to match the existing windows. Three doors facing into the courtyard will be replaced with fire doors and the rear entrance doors fronting onto Jockeys Fields will be replaced in the same scale and siting and their replacement is acceptable. The blocking up of the existing plant room louvre with brick to match the existing is also acceptable. The proposed fenestration alterations are not considered to detract from the character of the listed building, streetscene or wider area due to their minor scale, detailed design and siting.

Any repair works to the historic parts of the building will be conditioned to match the adjacent work. Any new floors should not affect the existing floor boards, care should be taken to ensure nothing is stuck directly to historic floorboards. The internal alterations to the modern building to the rear area all acceptable, as is the repainting of the window frames and the new door facing Jockey's Field. The stair lift in the link building is also acceptable.

The proposal includes the installation of seven replacement air conditioning units at roof level within the existing acoustic enclosure and six new units with associated acoustic timber enclosure within the internal courtyard. Given their location within the existing enclosure and internal courtyard, they will not be visible from the street. Overall, given the small scale nature of the units and their enclosures in relation to the host properties and the fact that it would not be subject to public views, it is considered that the proposal would preserve the character and appearance of the listed host properties, streetscene and the wider conservation area.

The proposal is unlikely to cause harm to the building's special interest or setting, or to the conservation area. The Council's Conservation Officer has assessed the proposal and does not object to the revised development.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to 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 proposed development 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 National Planning Policy Framework 2018.

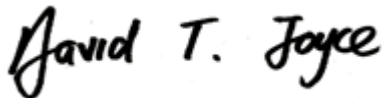
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Building 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).

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 2018.

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