

Application ref: 2023/1315/P
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Date: 26 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
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City Planning Ltd
Third Floor
244 Vauxhall Bridge Road
London
SW1V 1AU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
4-6 Bedford Place
London
WC1B 5JD

Proposal:

Extension to lower ground and ground floor rear closet wings at nos. 5 and 6, erection of new 2 storey rear extension at no. 4, PV's on the roofs, installation of air source heat pumps and associated enclosures in the rear gardens of nos. 4 and 6, landscaping of front lightwells and rear gardens and associated internal alterations to create 7 additional bedrooms as part of refurbishment of the existing hotel.

Drawing Nos: Existing plans:

A-000-000 rev P0; A-000-001 rev P0; A-025-000 rev P0; A-025-099 rev P0; A-025-100 rev P0; A-025-101 rev P0; A-025-102 rev P0; A-025-103 rev P0; A-025-104 rev P0; A-025-110 rev P0; A-025-111 rev P0; A-025-120 rev P0; A-025-121 rev P0.

Demolition plans:

A-050-000 rev P0; A-050-099 rev P1; A-050-100 rev P0; A-050-101 rev P0; A-050-102 rev P0; A-050-103 rev P0; A-050-104 rev P1; A-050-110 rev P1; A-050-111 rev P1; A-050-120 rev P0; A-050-121 rev P1.

Proposed plans:

A-100-000 rev P1; A-100-099 rev P1; A-100-100 rev P1; A-100-101 rev P0; A-100-102 rev P0; A-100-103 rev P0; A-100-104 rev P1; A-100-110 rev P2; A-100-111 rev P1; A-100-120 rev P1; A-100-121 rev P1.

Supporting statements:

Heritage Statement prepared by Spurstone Heritage Ltd dated March 2023; Daylight, Sunlight and Overshadowing Study rev A prepared by Model Environments dated 27/02/2023; Plant noise assessment prepared by RBA Acoustics dated 21/03/2023 rev 2; Overheating assessment prepared by Energy Lab Consulting Ltd dated 17/03/2023; Energy Conservation Statement prepared by Energy Lab Consulting Ltd dated 21/03/2023; Arboricultural Implications Assessment prepared by David Archer Associates dated March 2023; Landscape Master Plan (CPVS-WLA-V1-XX-DR-L-LMP rev A) prepared by Wright Landscape and Arboriculture Ltd dated 23/03/2023; Landscape Statement prepared by Wright Landscape and Arboriculture Ltd dated 22/03/2023; Planning Fire Safety Strategy prepared by Studio Fahrenheit dated 16/03/2023; Inclusive Design prepared by City Planning dated 28/07/2023; Letter from Siggis Capital LLP; Planters Product details.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing plans:

A-000-000 rev P0; A-000-001 rev P0; A-025-000 rev P0; A-025-099 rev P0; A-025-100 rev P0; A-025-101 rev P0; A-025-102 rev P0; A-025-103 rev P0; A-025-104 rev P0; A-025-110 rev P0; A-025-111 rev P0; A-025-120 rev P0; A-025-121 rev P0.

Demolition plans:

A-050-000 rev P0; A-050-099 rev P1; A-050-100 rev P0; A-050-101 rev P0; A-050-102 rev P0; A-050-103 rev P0; A-050-104 rev P1; A-050-110 rev P1; A-050-111 rev P1; A-050-120 rev P0; A-050-121 rev P1.

Proposed plans:

A-100-000 rev P1; A-100-099 rev P1; A-100-100 rev P1; A-100-101 rev P0; A-100-102 rev P0; A-100-103 rev P0; A-100-104 rev P1; A-100-110 rev P2; A-100-111 rev P1; A-100-120 rev P1; A-100-121 rev P1.

Supporting statements:

Heritage Statement prepared by Spurstone Heritage Ltd dated March 2023; Daylight, Sunlight and Overshadowing Study rev A prepared by Model Environments dated 27/02/2023; Plant noise assessment prepared by RBA Acoustics dated 21/03/2023 rev 2; Overheating assessment prepared by Energy Lab Consulting Ltd dated 17/03/2023; Energy Conservation Statement prepared by Energy Lab Consulting Ltd dated 21/03/2023; Arboricultural Implications Assessment prepared by David Archer Associates dated March

2023; Landscape Master Plan (CPVS-WLA-V1-XX-DR-L-LMP rev A) prepared by Wright Landscape and Arboriculture Ltd dated 23/03/2023; Landscape Statement prepared by Wright Landscape and Arboriculture Ltd dated 22/03/2023; Planning Fire Safety Strategy prepared by Studio Fahrenheit dated 16/03/2023; Inclusive Design prepared by City Planning dated 28/07/2023; Letter from Siggis Capital LLP; Planters Product details

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Typical details of all new railings and staircases at a scale of 1:10 with finials/handrail at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings of all new windows and doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

e) Samples of new facing materials including bricks, mortar mix, bond, and any other facing material used in respect of the new external work.

f) Samples of all proposed hard landscaping materials.

g) Details of the screening of the air source heat pumps

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting including trees existing at the outset of the development other than those indicated to be removed which, within a period of 5 years from the completion

of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to first occupation of the buildings, detailed elevations and sections (scale 1:10) showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for refurbishment works, extensions and associated internal and external alterations to create 7 additional hotel bedrooms. This would increase the capacity of the hotel from 36 to 43 bedrooms. Of the 7 new rooms created, 3 of the rooms would be accessible.

DESIGN AND HERITAGE

Rear extensions

It is proposed to create 3 new rear extensions at lower ground and upper ground floor levels of the hotel buildings. They would be located in a similar location to the rear extensions to Numbers 1-3 Bedford Place, although of a more sympathetic design. The extensions heights (6.4m), depths (3.3m) and widths (3.7m) would be subservient to the main buildings and would be considered acceptable subject to a condition requiring details of all new windows, doors and facing materials. The original proposal included a conservation to the rear of no. 5. This has been omitted from the scheme by revision. The lowering of the cill of the rear ground floor window to create a door would not harm the uniformity of the rear of these properties and allow access to the garden. A condition would be attached to the associated listed building consent to secure details of appropriate materials, glazing bars and method of opening of the windows / doors.

The other works to the rear of the building chiefly relate to new railings and staircases to access the rear garden, garden landscaping, the installation of air source heat pumps and associated green painted screening and re-provision of openings in the boundary walls. It is considered that these works would be acceptable subject to relevant conditions securing relevant detailed plans and facing materials.

Solar Panels

It is proposed to install solar panels to the roof of the building. These would be entirely concealed from public view and would not have an impact on the character or appearance of the building, the wider terrace of which it forms a part or this part of the conservation area and would be considered acceptable. A condition would be attached to ensure further details of the solar panels are provided to the Council for review.

NEIGHBOURING AMENITY

Overlooking:

The neighbouring property at no. 7 is occupied by a hostel / hotel (Pickwick Hall Hostel). A new terrace area would be created at upper ground floor level on the rear of no 6 on the boundary with no. 7. Given the use of the building and the transient nature of the occupiers the proposal would not have an adverse impact on the amenity of the occupiers of the hostel in terms of overlooking.

The nearest residential properties lie directly to the southeast of the site at nos. 1-3 Bedford Place. These buildings have been separated into 6 self-contained flats. The proposal would include the extension of the existing closet wings at lower ground and ground floor level on nos. 5 and 6 Bedford Place and erection of a new two storey rear extension at no. 4. The extension would be approximately 3.7m wide by 3.3m deep by 6.4m in height and would be located on the boundary with no. 3. No windows would be installed in the side elevations of the extensions so there would be no direct overlooking into neighbouring windows or gardens.

Daylight and outlook:

The windows in the upper ground floor rear elevation of no. 3 appear to serve a large dining room with external terrace area beyond. The proposed extension to the rear of no. 4 would extend out approximately 3.7m and would be located on the boundary with no. 3. Although there is a high brick boundary wall separating the sites, this boundary wall does step down in height. A daylight and sunlight assessment has been submitted in support of the proposal. It demonstrates that the impact of the proposal on neighbouring access to daylight and sunlight would be negligible. The rear garden of no. 3 was tested for overshadowing impacts and it has been predicted to experience no change in access to sunlight.

- 2 Outlook to the upper ground floor window of no. 3 is currently constrained by the existing closet wing to the rear of no. 3 which provides the flat with a kitchen area and the high brick wall along the northern boundary which is shared with the application site. The proposed extension would not result in further harm to the outlook from this window than currently exists and would be considered acceptable.

Noise:

In total, 7 air source heat pumps would be installed in the rear gardens of nos. 4 and 6. An acoustic report has been submitted in support of this element of the scheme. The Council's Environmental Health (noise) officer has advised that he is satisfied that the submitted acoustic submission should meet our local plan guidelines and therefore acceptable in terms of noise. This would be subject to the standard conditions being attached to control the noise within our required noise standards and the equipment is mounted with appropriate anti-vibration isolators with fan motors being vibration isolated from the casing.

ENERGY AND SUSTAINABILITY

The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible through the incorporation of water efficient measures in line with Policy CC3. This could include installation of water efficient fittings and appliances which can help to reduce energy consumption as well as water consumption and by capturing and re-using rainwater and grey water on site.

Energy consumption reduction:

There is existing heating and domestic hot water is serviced via a low efficiency gas boiler system with cooling being achieved by natural ventilation. It is proposed to replace the system with high efficiency renewable gas-free equipment. Space heating and hot water and space cooling would be provided by air source heat pumps. An energy conservation statement has been submitted in support of the application which provides details of the passive and active measures that have been incorporated into the design to try to reduce energy consumption and carbon emissions. This includes glazing within the new extensions to high G-values, energy efficient lighting and appliances in all guest rooms, openable windows and employment of night purge to all communal areas to ensure adequate thermal comfort as well as solar panels on the roof and air source heat pumps in the gardens. As the building is listed there would be restrictions on the external and internal measures that can be installed. It has been demonstrated that the proposed

measures have the potential for 60% on-site carbon emissions saving which is welcomed.

Active cooling:

The existing plant within the building would be updated as part of the proposed works as well as the installation of new air source heat pumps in the rear gardens of no. 4 and 6. An overheating strategy has been submitted in support of the proposal which has been developed in line with the London Plan cooling Hierarchy principles to mitigate overheating risk using a passive first approach. It has been demonstrated that there is an overheating risk to rooms within the occupied spaces of the hotel and the need for active cooling is required in this instance.

TRANSPORT

Cycle parking:

While there would be an increase of 7 hotel rooms, there would not be a significant increase in floorspace so in this instance cycle parking is not required. The applicant did explore the use of the basement vaults for cycle parking stands however these spaces would be used for other operational requirements of the hotel. It is noted that there are two existing Sheffield stands providing four cycle parking spaces on the footway directly in front of the Site. Furthermore, numerous London Cycle hire docking stations are located nearby with the nearest 160m away on Great Russell Street.

3 Car-free development:

No off-street parking is currently provided and none is proposed. Policy T2 normally seeks to secure commercial developments as on-street Business parking permit (car) free. Following discussions with the Council's transport officer it was considered that a car-free development would not be required as the hotel use is unlikely to require parking spaces in practice.

Travel plan:

It is considered that a Travel Plan is unnecessary for this development given the existing land use and the small increase in bedrooms involved.

Construction management plan (CMP):

It is considered that a Construction Management Plan is not required for this particular development. Deliveries and skips can take place/be placed outside the site on the single yellow lines on Bedford Place, whilst deliveries can also take place from the adjacent parking bays. Taxis can pick up and drop off from the single yellow lines in front of the site.

Servicing management plan:

Servicing and deliveries can also take place from the single yellow lines in front of the site and are not expected to increase significantly as a result of the increase in room numbers. A Servicing Management Plan is not considered necessary for this development.

Highways contribution:

A highways contribution is similarly not considered necessary for this development.

TREES:

There are several trees in the rear of the site that have been categorised as category C trees that are proposed to be removed (4 cabbage palms and 2 leyland cypresses). A 7th tree is also shown to be removed however this was subject to a separate tree works application (ref 2023/0784/T) that was approved on 05/04/2023 and has been included for completeness. The trees are not a particularly desirable species to retain so their removal is considered acceptable. There would appear to be several significant trees in adjacent properties. It was considered that those trees are sufficiently distant from the rear site boundary to not be affected by the proposals. They are at a lower ground level, do not overhang the site boundary and/or are sufficiently far away for their root protection areas to not extend into the site. The Council's Tree officer has reviewed the information and is satisfied that no further information is required in relation to the trees in surrounding gardens.

The landscaping proposes planting of 11 trees and shrubs which is a significant improvement on the existing situation. It would appear that some of these are to be put in planters which is not desirable. The applicant has submitted product information and has confirmed that the planters would be bottomless and would allow roots to grow further down into the soil. The growth of the proposed birches would not be affected by the planting in the proposed planters, as they would be similar to in-ground street tree planting. The planters are also robust and would be able to withstand the root pressure. A condition would be attached to ensure the planting of the new trees and to ensure that any new trees that die within the first planting season are replaced.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies C3, C6, A1, A4, D1, D2, CC1, CC2, T1, T2 and T3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 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).
- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 7 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:
<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer