

Application ref: 2024/2716/P
Contact: Elaine Quigley
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Date: 15 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Maddox Planning
33 Broadwick Street
London
W1F 0DQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
4-6 Bedford Place
London
WC1B 5JD

Proposal:

Samples of facing materials required by Condition 4(e) of planning permission ref 2023/1315/P dated 26/09/2023 for 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: XC126_Brick and Mortar Test Panel prepared by X Construct dated 28/06/2024; Covering letter prepared by Maddox Planning dated 01/07/2024.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

Condition 4(e) required samples of facing materials including bricks, mortar mix, bond, and any other facing material used in respect of the new external work to be submitted to the local planning authority. A sample panel of the

bricks has been erected on site demonstrating Imperial yellow stock bricks in a Flemish bond in a cement mortar slightly weatherstruck to match the details of the similar extensions to the neighbouring buildings

The details have been reviewed on site by the Council's Conservation Officer who considers them to be of an appropriate quality which is consistent with the design intentions of the originally approved scheme.

As such, the details are acceptable and would 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.

- 2 You are reminded that Condition 4(a) - Railings and staircases details; Condition 4(b) - Moulding and architrave jamb windows and doors; Condition 4(c) - Jamb, head and cill details of windows and doors; Condition 4(d) - Glazing bar details of windows; Condition 4(f) hard landscaping details; Condition 4(g) - Screening details of air source heat pumps; Condition 8 - PV panels of planning permission 2023/1315/P dated 26/09/2023 are outstanding and require details to be submitted and approved.

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 2023.

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, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer