

Application ref: 2023/4841/P
Contact: Daren Zuk
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Date: 12 August 2024

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

The Heritage Practice Ltd.
10 Bloomsbury Way
London
WC1A 2SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

21-23 Bedford Place
London
WC1B 5JJ

Proposal:

Restoration and refurbishment of the existing hotel (Class C1) including rear extensions at lower-ground, first, and second levels; provision of rear terrace at ground floor level; replacement windows throughout; and installation of plant at roof level and within rear courtyard vaults.

Drawing Nos:

Existing Drawings:

(Prefix 2205-SPP-BP-) ZZ-DR-A-02-0100 P01, B1-DR-A-02-1000 P02, 0G-DR-A-02-1001 P02, 01-DR-A-02-1002 P02, 02-DR-A-02-1003 P02, 03-DR-A-02-1004 P02, 0R-DR-A-02-1005 P02, ZZ-DR-A-02-2001 P01, ZZ-DR-A-02-2002 P01, ZZ-DR-A-02-2003 P01, ZZ-DR-A-02-2004 P01, ZZ-DR-A-02-3001 P01, ZZ-DR-A-02-3002 P01, ZZ-DR-A-02-3003 P01, B1-DR-A-02-3501 P01, 0G-DR-A-02-3502 P01, 01-DR-A-02-3503 P01, 02-DR-A-02-3504 P01, 03-DR-A-02-3505 P01

Demolition Drawings:

(Prefix 2205-SPP-BP-) B1-DR-A-95-1001 P02, 0G-DR-A-95-1002 P02, 01-DR-A-95-1003 P02, 02-DR-A-95-1004 P02, 03-DR-A-95-1005 P02, 0R-DR-A-95-1006 P02, ZZ-DR-A-95-2001 P02, ZZ-DR-A-95-2002 P02, ZZ-DR-A-95-2003 P02, ZZ-DR-A-95-2004 P01, ZZ-DR-A-95-2005 P01, ZZ-DR-A-95-3001 P01, ZZ-DR-A-95-3002 P01, ZZ-DR-A-

95-3003 P01, B1-DR-A-95-3501 P02, 0G-DR-A-95-3502 P02, 01-DR-A-95-3503 P02, 02-DR-A-95-3504 P02, 03-DR-A-95-3505 P02

Proposed Drawings:

(Prefix 2205-SPP-BP-) ZZ-DR-A-00-0100 P01, B1-DR-A-20-1001 P03, 0G-DR-A-20-1002 P03, 01-DR-A-20-1003 P02, 02-DR-A-20-1004 P02, 03-DR-A-20-1005 P02, 0R-DR-A-20-1006 P02, B1-DR-A-21-4001 P01, 0G-DR-A-21-4002 P01, 01-DR-A-21-4003 P01, 02-DR-A-21-4004 P01, 03-DR-A-21-4005 P02, 03-DR-A-21-4006 P01, 03-DR-A-21-4007 P01, ZZ-DR-A-24-1001 P01, ZZ-DR-A-24-4001 P01, ZZ-DR-A-25-3001 P02, ZZ-DR-A-25-3002 P02, ZZ-DR-A-25-3003 P01, ZZ-DR-A-25-3004 P01, ZZ-DR-A-25-3005 P01, ZZ-DR-A-25-3006 P01, ZZ-DR-A-26-2001 P02, ZZ-DR-A-26-2002 P02, ZZ-DR-A-26-2003 P02, ZZ-DR-A-26-2004 P02, ZZ-DR-A-26-4001 P01, ZZ-DR-A-26-4002 P02, ZZ-DR-A-26-4003 P02, B1-DR-A-26-4004 P02, ZZ-DR-A-26-4005 P02, ZZ-DR-A-27-4001 P02, B1-DR-A-31-4001 P01, B1-DR-A-35-1001 P02, 0G-DR-A-35-1002 P02, 01-DR-A-35-1003 P02, 02-DR-A-35-1004 P02, 03-DR-A-35-1005 P02

Documents:

Cover Letter (prepared by The Heritage Practice, dated 10 November 2023); Design and Access Statement P01 (prepared by SPPARC, dated November 2023); Design and Access Statement Addendum P02 (prepared by SPPARC, dated January 2024); Design and Access Statement Addendum P03 (prepared by SPPARC, dated March 2024); Heritage Appraisal (prepared by The Heritage Practice, dated November 2023); Engineering Report (prepared by DDA Engineers, dated November 2023); Existing Door Schedule P02; Existing Door Schedule Appendix P02; Fireplace Schedule and Strategy (prepared by SPPARC); Arboricultural Impact Assessment (prepared by Landmark Trees, dated 01 July 2024); Energy Assessment Strategy Report P06 (prepared by Meinhardt, dated 05 April 2024); Energy Strategy Summary Note (prepared by Meinhardt, dated 09 April 2024); BREEAM Pre-Assessment (prepared by Meinhardt, dated 10 October 2023); Planning Fire Safety Strategy (prepared by OFR Consultants, dated 03 November 2023); Noise Impact Assessment (prepared by Clarke Saunders Acoustics, dated 03 November 2023); Basement Impact Assessment Rev 3 (prepared by CGL, dated March 2024)

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 Drawings:

(Prefix 2205-SPP-BP-) ZZ-DR-A-02-0100 P01, B1-DR-A-02-1000 P02, 0G-DR-A-02-1001 P02, 01-DR-A-02-1002 P02, 02-DR-A-02-1003 P02, 03-DR-A-02-

1004 P02, 0R-DR-A-02-1005 P02, ZZ-DR-A-02-2001 P01, ZZ-DR-A-02-2002 P01, ZZ-DR-A-02-2003 P01, ZZ-DR-A-02-2004 P01, ZZ-DR-A-02-3001 P01, ZZ-DR-A-02-3002 P01, ZZ-DR-A-02-3003 P01, B1-DR-A-02-3501 P01, 0G-DR-A-02-3502 P01, 01-DR-A-02-3503 P01, 02-DR-A-02-3504 P01, 03-DR-A-02-3505 P01

Demolition Drawings:

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Proposed Drawings:

(Prefix 2205-SPP-BP-) ZZ-DR-A-00-0100 P01, B1-DR-A-20-1001 P03, 0G-DR-A-20-1002 P03, 01-DR-A-20-1003 P02, 02-DR-A-20-1004 P02, 03-DR-A-20-1005 P02, 0R-DR-A-20-1006 P02, B1-DR-A-21-4001 P01, 0G-DR-A-21-4002 P01, 01-DR-A-21-4003 P01, 02-DR-A-21-4004 P01, 03-DR-A-21-4005 P02, 03-DR-A-21-4006 P01, 03-DR-A-21-4007 P01, ZZ-DR-A-24-1001 P01, ZZ-DR-A-24-4001 P01, ZZ-DR-A-25-3001 P02, ZZ-DR-A-25-3002 P02, ZZ-DR-A-25-3003 P01, ZZ-DR-A-25-3004 P01, ZZ-DR-A-25-3005 P01, ZZ-DR-A-25-3006 P01, ZZ-DR-A-26-2001 P02, ZZ-DR-A-26-2002 P02, ZZ-DR-A-26-2003 P02, ZZ-DR-A-26-2004 P02, ZZ-DR-A-26-4001 P01, ZZ-DR-A-26-4002 P02, ZZ-DR-A-26-4003 P02, B1-DR-A-26-4004 P02, ZZ-DR-A-26-4005 P02, ZZ-DR-A-27-4001 P02, B1-DR-A-31-4001 P01, B1-DR-A-35-1001 P02, 0G-DR-A-35-1002 P02, 01-DR-A-35-1003 P02, 02-DR-A-35-1004 P02, 03-DR-A-35-1005 P02

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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 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant/equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, 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 and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed,

shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 9 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 10 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the:

Basement Impact Assessment Rev 3 (prepared by CGL, dated March 2024) and Basement Impact Assessment Audit (prepared by Campbell Reith, dated April 2024)

hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2, and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal includes the restoration and refurbishment of the three Grade II listed buildings at nos. 21-23 Bedford Place, under the existing hotel (Class C1) use. Works comprise rear extensions at lower ground, first, and second floor levels; provision of rear terrace at ground floor level; replacement windows throughout; and installation of plant at roof level and within rear courtyard vaults. Proposed interior alterations have been assessed under parallel listed building consent ref. 2023/4954/L.

Rear Extensions:

The existing rear closet wings at first and second floors would be further extended by 1m and infills provided between the three closet wings at lower ground floor level. The extensions are considered minor in scope and scale and will not cause any additional harm to the listed buildings, as the closet wings are of modern construction. The infills at lower ground floor level, and associated roof terrace at ground floor level, would not be publicly visible and have been detailed with setbacks of 1m from the existing rear elevation line to provide delineation and allow the original staggered form between closet wings. The contemporary full height glazing detail of the infills will also aid in delineating them as lightweight modern additions separate from the traditional bulk of the host buildings. The provision of green roofs to the rear extensions is welcomed and will aid in controlling water runoff and increase biodiversity on the site; details of the green roofs will be secured by condition.

Window Joinery & Front Platform Lift:

Along the front elevation the existing 1-over-1 sash windows would be replaced with new units with a 6-over-6 fenestration pattern at ground, first, second floors and 3-over-3 at lower ground, second (rear), and third floors. While there would be harm in the loss of the existing units which although not original are traditional, it is considered that their replacement is acceptable given it would reintroduce the original Georgian joinery order/pattern that is evident down the rest of the listed terrace. This would also rationalise and unify the fenestration pattern across the elevations of all three townhouses. New traditional units located in the bulk of the host building are appropriately 9mm single glazed, timber framed and detailed with 13mm lambs-tongue glazing bar profiles such that the any aesthetic and visual harm would be negated.

At third floor level, four windows (three front, one rear) would be obscured due to the internal planform changes, division of the rooms, and provision of the lift. These three units would be retained as joinery units with back panels set behind the units and a dark grey film applied to the glazing so that they continue to present as windows to the street. Final approval of the proposed applied film will be secured by condition under the associated listed building consent. At rear lower ground floor level, the joinery would be metal framed and have double glazing. Given their location and that no associated removal of historic fabric is proposed, they are considered acceptable.

The proposed front lightwell platform service lift has been appropriately designed and detailed to be freestanding and will ensure the retention of the existing railings. Final detail of the service lightwell lift design will be secured by condition under the associated listed building consent.

2 Reasons for granting permission con't.

Roof Level & Rear Vault Plant Facilities:

Provision of plant facilities in the location of the stair lightwells that are currently lit by glazed rooflight lanterns are supported. Removal of the existing stairwell roof lanterns (which are later C20 fabric) and their infilling to provide plant accommodation in the inset above, has been detailed to mitigate external harm. The roof level plant would be partially obscured by an angled louvre infill between the roof forms that would present as a continuation of the 'M' shaped roof slope and partially obscure the plant. From street level there would be no visibility of the plant, thus minimising any harm to the host listed buildings or the wider Conservation Area. At the rear, the existing vaults will house additional plant facilities. This is considered acceptable as the plant facilities will be largely shielded from public and private views.

A noise impact assessment was submitted and reviewed by the Council's Environmental Health Officer who found the proposals acceptable in environmental health terms. Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, BS 8233 Guidance on sound insulation and noise reduction for buildings, Camden Council's Local Plan, version June 2017 and BS 4142:2014 "Methods for rating and assessing industrial and commercial sound". The plant noise criteria have been adequately predicted taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building.

The Environmental Health Officer is satisfied that the submitted acoustic submission meets Local Plan guidelines and would not have an adverse impact on the nearest sensitive receivers given the inclusion of noise mitigation measures which are outlined in Sec. 6.2 of the submitted acoustic assessment. Appropriate façade design has been suggested such that appropriate internal ambient noise levels within guestrooms can be maintained. Two noise conditions have been included to ensure the amenity of neighbouring occupiers is protected.

Basement:

Policy A5 requires basements, by way of their siting, location, scale, and design to have minimal impact on and be subordinate to the host property. The proposed works comprise minor excavation within the vaults of the front of the property and the excavation of an existing raised terrace area at the rear of the property to form two plant rooms. The proposed works will not increase the foundation depth relative to neighbouring structures. It is accepted that the development will not impact the land stability of the surrounding area.

Furthermore, the application is supported by a Basement Impact Assessment (BIA) which was subjected to an independent audit by Campbell Reith (CR). Following their assessment, CR confirmed that the proposed basement complies with policy A5 and the CPG Basements document. Compliance to the approved BIA will be secured by condition.

3 Reasons for granting permission con't.

Transport:

As there is a decrease in the number of bedrooms being provided and there is no change of use being proposed, there is no requirement for cycle parking to be provided in accordance with the London Plan. A contribution towards off-site cycle provision is considered unnecessary in this instance.

The site will continue to be serviced as present from the street - single yellow lines outside the site allow deliveries to take place. A servicing management plan is therefore not considered necessary in this instance. A platform lift will be installed in the front lightwell of No.21 for transporting refuse from the basement to the pavement and for receiving deliveries to the hotel. No off-street parking is currently provided, and none is proposed. Given the existing hotel (Class C1) use it is considered unnecessary to secure the development as car free.

As the proposed development comprises only minor rear extensions, very little actual construction works is proposed other than the refurbishment of the hotel and the re-arrangement of rooms to include ensuite facilities. On balance, it is considered that these works can take place without the need for a Construction Management Plan.

Trees:

No trees are proposed for removal in order to facilitate the development. The impact of the scheme on trees to be retained on neighbouring properties will be of an acceptable level provided suitable tree protection measures are employed. As full tree protection measures have not been submitted, the details will be secured by condition.

Sustainability:

An Energy Assessment Strategy Report was submitted, demonstrating that the proposed sustainability measures are compliant with policy and guidance. The use of air source heat pumps, to be located at roof level and within the rear vaults, is considered appropriate for the age of the building and will ensure that heating and cooling of the property is done so sustainably. Active cooling is acceptable in this instance as it has been proven through an overheating assessment that due to the historic fabric of the listed building as the proposed interior floorplan, the hotel rooms are not able to utilise passive cooling measures. A BREEAM pre-assessment has been carried out, where an 'excellent' rating of 74.07% has been shown to be achievable. The development will also be water efficient, which will be secured by condition.

4 Reasons for granting permission con't.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The continued use of the three buildings as a hotel (Class C1) is not anticipated to give rise to any new amenity impacts as the use will not change.

Due to the scale, size, and massing of the proposed rear extensions they are not considered to cause any adverse impacts on the amenity of neighbouring occupiers with regards to loss of daylight/sunlight, outlook, or privacy. The proposed plant facilities, with the provision of suitable noise abatement measures, are not anticipated to impact neighbouring amenity with regards to noise.

No objections were received following statutory consultation. The planning and appeals history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies E3, A1, A3, A4, A5, D1, D2, CC1, CC2, CC3, CC5, T1, and T2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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.
- 8 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 2023.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name.

Daniel Pope
Chief Planning Officer