

Application ref: 2024/2794/P
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Date: 6 September 2024

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

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www.camden.gov.uk/planning

Mr Tsavellas
6 Duke Street St James
London
SW1Y 6BN

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: Installation of mechanical ventilation units within the roofs of nos 4, 5, and 6 in association with the ongoing refurbishment of the hotel

Drawing Nos: Site location plan; A-025-104 rev P0; A-025-120 rev P0; A-025-121 rev P0; A-100-104 rev P4; A-100-120 rev P4; A-100-121 P3; A-100-121B rev P1; Plant noise assessment prepared by RBA Acoustics dated 14/06/2024.

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:

Site location plan; A-025-104 rev P0; A-025-120 rev P0; A-025-121 rev P0; A-100-104 rev P4; A-100-120 rev P4; A-100-121 P3; A-100-121B rev P1; Plant noise assessment prepared by RBA Acoustics dated 14/06/2024.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 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.

- 5 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.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the installation of mechanical ventilation units within the valley roofs and roof space of the historic buildings at nos. 4-6 (Grade II listed buildings) which have an authorised use as a hotel. Planning permission and listed building consent were granted for a new energy and services strategy using air source heat pumps located in the rear garden and mechanical ventilation and heat recovery (MVHR) system in the roof voids above the third floor level.

The previously consented scheme under ref: 2023/1315/P and 2023/1398/L administered a new energy and services strategy using air source heat pumps (ASHP's) to be housed in the rear garden and mechanical ventilation and heat recovery (MVHR) system to be housed in the roof voids above third floor level.

It is now proposed to install the MVHR on new platforms that would sit externally in the lightwells. This approach is similar to the scheme at 21-23 Bedford Place that was granted planning permission on 12/08/2024 (ref:2023/4841/P). The existing skylights would be refurbished and backlit.

The change in location between the approved scheme and the current application is for a number of reasons: to ensure the equipment can be safely and conveniently accessed for maintenance, to improve acoustic performance within the hotel bedrooms and to improve the fire strategy. The proposal requires no structural interventions. 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.

There will be no impact on neighbour amenities in terms of privacy, daylight or outlook.

A noise impact assessment was submitted in support of the application. The Council's Environmental Health officer has reviewed the information and has confirmed that the submission meets the local plan guidelines and is acceptable in environmental terms. Standard noise conditions would be attached to any permission to ensure the amenity of neighbouring occupiers would be protected.

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 regard has been attached to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, 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 A1, A4, D1 and D2 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.

- 2 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.
- 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).

- 4 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