

Application ref: 2024/2965/L
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Mr Tsavellas
6 Duke Street St James
London
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 in association with works

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.

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:

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.

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 listed building consent:

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: 2023/1398/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 listed building consent on 12/08/2024 (ref: 2023/4954/L). 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. The change in strategy also means that the ceilings at third floor would not need to be suspended (as there will not be acoustic or fire issues from the plant sitting in the void). They can therefore be restored to historic proportions which would be supported.

The proposed works, as opposed to the 2023 consented scheme, would retain the ceiling at third floor level which would result in the third floor room being returned to its original proportions which would reinstate the spatial quality of this room. The strategy is consistent with what is being supported in a similar development at 21-23 Bedford Place where listed building consent was granted on 12/08/2024 (ref 2023/L). The proposed works would only be visible when

standing on the roof of the subject site or its immediate neighbours.

The proposals are considered to preserve the special architectural and historic interest of the subject buildings.

The site's planning history has been taken into account when making 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 2013.

As such, the proposed development is in general accordance with policy 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 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.

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:

<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 grey rectangular background.

Daniel Pope
Chief Planning Officer