

Application ref: 2024/3466/P
Contact: Daren Zuk
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Date: 10 October 2024

Development Management
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The Heritage Practice Ltd.
10 Bloomsbury Way
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WC1A 2SL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

21-23 Bedford Place
London
WC1B 5JJ

Proposal:

Details to discharge Conditions 4 (Green Roof Details), 7 (Tree Protection), and 9 (Qualified Engineer Details) of planning permission 2023/4841/P dated 12/08/2024 for the '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: 2205-SPP-BP-ZZ-DR-A-27-4002 P02, SD1.1000_UgD, Care Manual for Living Roof Installations (prepared by Bridgman & Bridgman), Product Date Sheet Optigrun SM/G 20 Vegetation Mat, Arboricultural Method Statement (prepared by Landmark Trees, dated 20 August 2024), Tree Protection Plan (prepared by Landmark Trees, dated April 2024), Cover Letter (prepared by The Heritage Practice, dated 16 August 2024), Qualified Engineer Details Letter (prepared by DDA Engineers, dated 15 August 2024)

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

Informative(s):

1 Reasons for granting approval:

Conditions 4 (Green Roof Details), 7 (Tree Protection Details), and 9 (Qualified Engineer Details) of planning permission ref. 2023/4841/P dated 12/08/2024 required details to be submitted and reviewed prior to commencement of the proposed works.

The submitted details for Condition 4 (Green Roof Details) show an appropriate sedum species, substrate depth, and maintenance schedule for the green roof located at the rear of the property. These are considered acceptable and sufficient to demonstrate that the green roof will provide visual amenity and biodiversity and be maintained in perpetuity.

The details for Condition 7 (Tree Protection Details) required the submission of details demonstrating how trees to be retained would be protected during construction work. These details were required to include a schedule of monitoring and method statements specifying mitigation methods, and to be in accordance with the guidelines and standards set out in BS5837:2012.

In order to satisfy the requirements of this condition, the applicant has provided an arboricultural method statement that outlines the tree protection measures that will be enacted. These details have been reviewed by the Council's Trees and Landscaping Officer, who has confirmed that they are satisfied with the level of detail provided and that the trees to be retained would be adequately protected.

Details of the qualified chartered engineer (Jo Smith, DDA Engineers) required by Condition 9 have been submitted. The appointed engineer is a member of the Institution of Civil Engineers (Membership No. 028364776) which is a required qualification for matters of land stability. The Council is therefore satisfied with the appointment with respect to safeguarding the appearance and structural stability of neighbouring buildings and the character of the immediate area.

The full impact of the proposed development has already been assessed as part of application ref. 2023/4841/P dated 12/08/2024.

The proposed details are in general accordance with policies G1, CC1, CC2, CC3, D1, D2, A2, A3, and A5 of the London Borough of Camden Local Plan 2017. As such, the full requirements of Conditions 4, 7, and 9 have been met, and the conditions can now be fully discharged.


2 You are advised that all conditions relating to planning permission 2023/4841/P granted on 12/08/2024 which need details to be submitted, have been 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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer