

Application ref: 2024/1810/P
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Date: 18 December 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

Savills
33 Margaret Street
Westminster
London
W1G 0JD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

14 Bedford Row
12-13 and 14 Jockey's Fields
London
Holborn
WC1R 4ED

Proposal:

Change of use from Office (Use Class E) to Apart-Hotel (Use Class C1), partial demolition of link structure, introduction of terrace, rooftop plant and other associated physical works. Drawing Nos: Planning Statement, prepared by Savills; Cover Letter, prepared by Savills; Marketing Evidence, prepared by CBRE; Interest Schedule, prepared by CBRE; Design and Access Statement, prepared by White Red Architects; Existing and Proposed Plans, prepared by White Red Architects; Heritage Statement, prepared by Donald Insall Associates; Acoustic Report, prepared by Venta; Air Quality Assessment, prepared by RWDI; Construction Management Plan, prepared by Motion; Energy Statement, prepared by EnergyLab; Sustainability Statement (incl. BREEAM Pre-Assessment), prepared by EnergyLab; Landscaping Scheme, prepared by White Red Architects; Transport Assessment (incl. Travel Plan and Delivery and Servicing Management Plan), prepared by Motion; Sustainable Drainage Systems (SuDS) Strategy, prepared by Elliot Wood; Fire Safety Statement, prepared by Semper; Statement of Community Involvement, prepared by Concilio.

5491_P00001_P01_Site Location Plan; 5491_P01302_P01_Existing Section EE;
5491_P01099_P01_Existing Basement Plan; 5491_P01100_P01_Existing Ground
Floor; 5491_P01101_P01_Existing First Floor; 5491_P01102_P01_Existing Second

Floor; 5491_P01103_P01_Existing Third Floor; 5491_P01104_P01_Existing Fourth Floor; 5491_P01105_P01_Existing Roof Plan; 5491_P01200_P01_Existing Bedford Row Elevation; 5491_P01201_P01_Existing Jockeys Fields Front Elevation; 5491_P01202_P01_Existing Jockeys Fields Rear Elevation; 5491_P01300_P01_Existing Sections AA and BB; 5491_P01301_P01_Existing Sections CC and DD

5491_P12099_P01_Demolition Basement Plan; 5491_P12100_P01_Demolition Ground Floor; 5491_P12101_P01_Demolition First Floor; 5491_P12102_P01_Demolition Second Floor; 5491_P12103_P01_Demolition Third Floor; 5491_P12104_P01_Demolition Fourth Floor; 5491_P12105_P01_Demolition Roof Plan; 5491_P12200_P01_Demolition Bedford Row Elevation; 5491_P12201_P01_Demolition Jockeys Fields Front Elevation; 5491_P12202_P01_Demolition Jockeys Fields Rear Elevation; 5491_P12300_P01_Demolition Sections AA and BB; 5491_P12301_P01_Demolition Sections CC and DD; 5491_P12302_P01_Demolition Section EE

5491_P00099_P01_Proposed Basement Plan.; 5491_P00100_P01_Proposed Ground Floor; 5491_P00101_P01_Proposed First Floor; 5491_P00102_P01_Proposed Second Floor; 5491_P00103_P01_Proposed Third Floor; 5491_P00104_P01_Proposed Fourth Floor; 5491_P00105_P01_Proposed Roof Plan; 5491_P00200_P01_Proposed Bedford Row Elevation; 5491_P00201_P01_Proposed Jockeys Fields Front Elevation; 5491_P00202_P01_Proposed Jockeys Fields Rear Elevation; 5491_P00300_P01_Proposed Sections AA and BB 5491_P00301_P01_Proposed Sections CC and DD

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 and documents:

Planning Statement, prepared by Savills; Cover Letter, prepared by Savills; Marketing Evidence, prepared by CBRE; Interest Schedule, prepared by CBRE; Design and Access Statement, prepared by White Red Architects; Existing and Proposed Plans, prepared by White Red Architects; Heritage Statement, prepared by Donald Insall Associates; Acoustic Report, prepared by Venta; Air Quality Assessment, prepared by RWDI; Construction Management Plan, prepared by Motion; Energy Statement, prepared by EnergyLab; Sustainability Statement (incl. BREEAM Pre-Assessment), prepared by EnergyLab; Landscaping Scheme, prepared by White Red

Architects; Transport Assessment (incl. Travel Plan and Delivery and Servicing Management Plan), prepared by Motion; Sustainable Drainage Systems (SuDS) Strategy, prepared by Elliot Wood; Fire Safety Statement, prepared by Semper; Statement of Community Involvement, prepared by Concilio.

5491_P00001_P01_Site Location Plan; 5491_P01302_P01_Existing Section EE; 5491_P01099_P01_Existing Basement Plan; 5491_P01100_P01_Existing Ground Floor; 5491_P01101_P01_Existing First Floor; 5491_P01102_P01_Existing Second Floor; 5491_P01103_P01_Existing Third Floor; 5491_P01104_P01_Existing Fourth Floor; 5491_P01105_P01_Existing Roof Plan; 5491_P01200_P01_Existing Bedford Row Elevation; 5491_P01201_P01_Existing Jockeys Fields Front Elevation; 5491_P01202_P01_Existing Jockeys Fields Rear Elevation; 5491_P01300_P01_Existing Sections AA and BB; 5491_P01301_P01_Existing Sections CC and DD

5491_P12099_P01_Demolition Basement Plan; 5491_P12100_P01_Demolition Ground Floor; 5491_P12101_P01_Demolition First Floor; 5491_P12102_P01_Demolition Second Floor; 5491_P12103_P01_Demolition Third Floor; 5491_P12104_P01_Demolition Fourth Floor; 5491_P12105_P01_Demolition Roof Plan; 5491_P12200_P01_Demolition Bedford Row Elevation; 5491_P12201_P01_Demolition Jockeys Fields Front Elevation; 5491_P12202_P01_Demolition Jockeys Fields Rear Elevation; 5491_P12300_P01_Demolition Sections AA and BB; 5491_P12301_P01_Demolition Sections CC and DD; 5491_P12302_P01_Demolition Section EE

5491_P00099_P01_Proposed Basement Plan.; 5491_P00100_P01_Proposed Ground Floor; 5491_P00101_P01_Proposed First Floor; 5491_P00102_P01_Proposed Second Floor; 5491_P00103_P01_Proposed Third Floor; 5491_P00104_P01_Proposed Fourth Floor; 5491_P00105_P01_Proposed Roof Plan; 5491_P00200_P01_Proposed Bedford Row Elevation; 5491_P00201_P01_Proposed Jockeys Fields Front Elevation; 5491_P00202_P01_Proposed Jockeys Fields Rear Elevation; 5491_P00300_P01_Proposed Sections AA and BB; 5491_P00301_P01_Proposed Sections CC and DD

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.

- 6 Prior to commencement of development, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

- 7 Rainwater harvesting:

Prior to the occupation of the apart hotel rooms hereby approved, details of rainwater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

- 8 The development hereby approved shall achieve a maximum internal water use of 105litres/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 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 use
 - 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, CC4, D1, D2, and A3 of the London Borough of Camden Local Plan 2017.

- 10 Hours of use of the roof terrace

The first-floor flat roof of the link structure, as shown on drawing number 5491_P00101_P01, shall not be used as a roof terrace, sitting-out area or other amenity space outside of the times of 9 am to 11 pm daily (it can be used in the event of an emergency).

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policy A1 of the Camden Local Plan 2017.

- 11 Installation of landscaping and seating privacy buffer

The seating and planting, as shown on 5491_P00101_P01, shall be installed in accordance with the drawing number and permanently retained as such.

Reason: To protect the amenity of adjoining occupiers in terms of privacy in accordance with policy A1 of the Camden Local Plan 2017.

- 12 Mechanical Ventilation

Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler/ CHP stack or any other emission sources and as close to roof level as possible, and include particulate filtration if appropriate to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.

13 Construction related impacts - Monitoring

Air quality monitoring should be implemented on site. No development shall take place until:

1. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
2. a confirmation email should be sent to airquality@camden.gov.uk no later than one day after the monitors have been installed with photographic evidence in line with the approved details.
3. prior to commencement, a baseline monitoring report including evidence that the monitors have been in place and recording valid air quality data for at least 3 months prior to the proposed implementation date shall be submitted to the Local Planning Authority and approved in writing.

The monitors shall be retained and maintained on site in the locations agreed with the local planning authority for the duration of the development works, monthly summary reports and automatic notification of any exceedances provided in accordance with the details thus approved. Any changes to the monitoring arrangements must be submitted to the Local Planning Authority and approved in writing.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

- 14 Prior to occupation of the apart hotel rooms hereby approved, details of secure and covered cycle storage area for at least 4 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new hotel bedrooms, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

15 Obscure glazing

Prior to the occupation of the development hereby permitted, the bottom pane of the two new windows on the rear elevation of 12-14 Jockey Field's shall be fitted with obscure glass with restricted opening (as shown on drawing number 5491_P00202_P01), and the windows shall be permanently maintained and retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

16 Wheelchair accessible rooms

Prior to the commencement of use of the hotel, there shall be the provision of 3 (5%) fully wheelchair accessible rooms.

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy D5 of the London Plan 2021 and Policy C6 of the London Borough of Camden Local Plan 2017.

17 Premises to only be used as an apart hotel (Class C1)

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used other than as a hotel within a single planning unit.

Reason: In order to ensure that the site is not used as permanent residential accommodation and to protect the amenities of the surrounding area in accordance with policies A1, A4, H6, and D1 of the London Borough of Camden Local Plan (2017).

18 Number of apart-hotel bedrooms

The development hereby permitted shall not comprise more than 65 apart hotel bedrooms upon completion and shall be delivered in accordance with the approved plans set out in Condition 2 of this planning permission.

Reason: In order to ensure that the amenities of the surrounding area are protected in accordance with policies A1, A4 and D1 of the London Borough of Camden Local Plan (2017).

19 Fire safety

The development shall at all times be occupied and managed in strict compliance with the Fire Statement prepared by Fire Safety Statement, prepared by Semper dated 22nd April 2024.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with policies D5 and D12 of the London Plan .

20 Waste and recycling storage to be implemented

The waste and recycling storage shown on the approved plans 5491-WRA-ZZ-00-DR-A-P00100] shall be provided prior to the commencement of the use hereby permitted, and shall thereafter be retained for the duration of the development.

Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of the in accordance with policies CC5, D1 and D2 of the Camden

Informative(s):

- 1 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).
- 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 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.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Construction related impacts - Mitigation

Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

- 6 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.
- 7 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.
- 8 Non-road mobile machinery (NRMM) is any mobile machine or vehicle that is not solely intended for carrying passengers or goods on the road. The Emissions requirements are only applicable to NRMM that is powered by diesel, including diesel hybrids. For information on the NRMM Low Emission Zone requirements and to register NRMM, please visit "<http://nrmm.london/>".
- 9 We recommend that hotel bedrooms shall be designed and located such that the unoccupied noise levels do not exceed the criteria specified in Table H.1 Airborne Sound Insulation and Table H.3 Indoor ambient noise level ranges for hotel bedrooms of BS8233:2014.
- 10 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 printed name.

Daniel Pope
Chief Planning Officer