

Application ref: 2025/1315/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 17 April 2025

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
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details to discharge Condition 12 (Mechanical Ventilation) of Planning reference 2024/1810/P dated 18/12/24 for '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:

5491-DSA-ZZ-00-DR-C-00300-1 Rev C, 5491-DSA-ZZ-00-DR-C-00300-2 Rev C,
5491-DSA-ZZ-00-DR-C-00300-3 Rev C, 5491-DSA-ZZ-00-DR-C-00300-4 Rev C,
5491-DSA-ZZ-00-DR-M-00100-1 Rev B, 5491-DSA-ZZ-00-DR-M-00100-2 Rev B,
5491-DSA-ZZ-01-DR-C-00200-1 Rev B, 5491-DSA-ZZ-01-DR-C-00200-2 Rev B, 5491-
DSA-ZZ-01-DR-C-00301-1 Rev C, 5491-DSA-ZZ-01-DR-C-00301-2 Rev C, 5491-DSA-
ZZ-01-DR-C-00301-3 Rev C, 5491-DSA-ZZ-01-DR-C-00301-4 Rev C, 5491-DSA-ZZ-
01-DR-M-00101-1 Rev B, 5491-DSA-ZZ-01-DR-M-00101-2 Rev B, 5491-DSA-ZZ-02-
DR-C-00302-1 Rev C, 5491-DSA-ZZ-02-DR-C-00302-2 Rev C, 5491-DSA-ZZ-02-DR-
C-00302-3 Rev C, 5491-DSA-ZZ-02-DR-C-00302-4 Rev C, 5491-DSA-ZZ-02-DR-M-
00102-1 Rev B, 5491-DSA-ZZ-02-DR-M-00102-2 Rev B, 5491-DSA-ZZ-03-DR-C-
00303-1 Rev C, 5491-DSA-ZZ-03-DR-C-00303-2 Rev C, 5491-DSA-ZZ-03-DR-C-
00303-3 Rev C, 5491-DSA-ZZ-03-DR-C-00303-4 Rev C, 5491-DSA-ZZ-03-DR-M-

00103-1 Rev B, 5491-DSA-ZZ-03-DR-M-00103-2 Rev B, 5491-DSA-ZZ-04-DR-C-00304-1 Rev C, 5491-DSA-ZZ-04-DR-C-00304-2 Rev C, 5491-DSA-ZZ-04-DR-C-00304-3 Rev C, 5491-DSA-ZZ-04-DR-C-00304-4 Rev C, 5491-DSA-ZZ-04-DR-M-00104-1 Rev B, 5491-DSA-ZZ-04-DR-M-00104-2 Rev B, 5491-DSA-ZZ-B1-DR-C-00299-1 Rev C, 5491-DSA-ZZ-B1-DR-C-00299-2 Rev C, 5491-DSA-ZZ-B1-DR-C-00299-3 Rev C, 5491-DSA-ZZ-B1-DR-C-00299-4 Rev C, 5491-DSA-ZZ-B1-DR-M-00099-1 Rev B, 5491-DSA-ZZ-B1-DR-M-00099-2 Rev B, 5491-DSA-ZZ-ZZ-DR-M-00200 Rev B, 5491-DSA-ZZ-ZZ-DR-M-00201 Rev B, 5491-DSA-ZZ-ZZ-DR-M-00400 Rev B, 5491-DSA-ZZ-ZZ-DR-M-00401 Rev B

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

Informative(s):

1 Reasons for approval:

The submitted details of the mechanical ventilation system, including air inlet locations, are considered acceptable and in accordance with Camden Local Plan Policy A4 (Air Quality). The inlets are located well above ground level, with first and fourth floor inlets positioned at approximately +29.2m and +34.6m, respectively. Jockeys Field ground level datum is +23.68m, so the position of the inlets would significantly reduce exposure to traffic-related pollutants.

No air inlets at ground floor level and no other inlet points are proposed, which ensures protection from local pollution sources. The air inlets and exhaust outlets are located on open rooftop areas and are spaced 1m apart, with a 90-degree orientation between them. This arrangement provides adequate separation and orientation to minimise any risk of recirculation or ingress of exhaust air, in line with best practice ventilation design guidance. Given the open environment of the roof levels and careful consideration of airflow patterns, the risk of re-entrainment is considered low.

The full impact of the proposed development has already been assessed as part of application 2024/1810/P dated 18/12/2024.

The development shall be constructed and maintained in accordance with these approved details. As such, condition 12 can be discharged and the details provided are in accordance with Camden Local Plan Policy A4.

2 You are reminded that conditions 6 (photovoltaic cells), 7 (rainwater harvesting), 9 (living roof), 12 (mechanical ventilation), 13 (air quality monitoring), and 14 (cycle storage) of planning permission 2024/1810/P dated 18/12/2024 require details to be submitted and approved.

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:

Yours faithfully

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

Daniel Pope
Chief Planning Officer