

Application ref: 2025/0913/P  
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Date: 25 April 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Judd Street  
London  
WC1H 9JE

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Maddox Planning  
33 Broadwick Street  
London  
W1F 0DQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**4-6 Bedford Place**  
**London**  
**WC1B 5JD**

#### **Proposal:**

Details of PV's required by condition 8 of planning permission ref 2023/1315/P dated 26/09/2023 for Extension to lower ground and ground floor rear closet wings at nos. 5 and 6, erection of new 2 storey rear extension at no. 4, PV's on the roofs, installation of air source heat pumps and associated enclosures in the rear gardens of nos. 4 and 6, landscaping of front lightwells and rear gardens and associated internal alterations to create 7 additional bedrooms as part of refurbishment of the existing hotel.

Drawing Nos: A-100-104 rev P6; Technical Data Sheet prepared by Dorman Smith dated 29/01/2021; PV system performance received on 22/04/2025.

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

#### **Informative(s):**

##### **1 Reasons for granting approval of details:-**

The roof plan that was approved as part of the parent permission included 25 PV panels. The proposal includes the installation of 28 PV panels which would be installed on the sloping roofs of the properties and would be southeast

facing. The applicant has confirmed that the PV's would generate nearly 8000 kWh per year of electricity with a yearly CO2 reduction of approximately 1,600 kg. A channel panel meter would be installed to monitor the energy output from the PV panels which would be in the basement plant room. Maintenance and access measures would include hooks in the roof which are considered acceptable.

The details have been reviewed by the Council's Sustainability Officer who considers them to be satisfactory.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4(a) (Railings and staircases) and Condition 4(f) (Hard landscaping) of planning permission 2023/1315/P dated 26/09/2023 are outstanding and 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:

<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 blue rectangular background.

Daniel Pope  
Chief Planning Officer