

Mr Reon Van Wijk  
IPA Architects  
55 Kingstown Road  
London  
TW11 0QD

Application Ref: **2016/1543/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

26 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**83 Southampton Row**  
**London**  
**WC1B 4HD**

Proposal:  
Demolition of existing outbuilding in rear garden, removal of 2 x trees and erection of new outbuilding with green roof for use as an ancillary meeting room.

Drawing Nos: 12C7.EX.200 Rev.P1, 12C7.EX.201 Rev.P1, 12C7.EX.202 Rev.P1, 12C7.LO.200 Rev.P1, Planning, Design and Access Statement Revision 01 dated May 2015, Arboricultural Survey, Impact Assessment and Protection Plan dated 29.02.16.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 12C7.EX.200 Rev.P1, 12C7.EX.201 Rev.P1, 12C7.EX.202 Rev.P1, 12C7.LO.200 Rev.P1, Planning, Design and Access Statement Revision 01 dated May 2015, Arboricultural Survey, Impact Assessment and Protection Plan dated 29.02.16.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to the end of the next available planting season, replacement tree planting shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Full details in respect of the green roof in the area indicated on the approved plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from

damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

1 Reasons for granting planning permission:

The proposed outbuilding would be used as an ancillary meeting/conference room and would replace a smaller existing laundry room in the same location. Although larger than the existing (9.6m wide x 7.3m deep x 3.5m high as opposed to 6m high x 4.6m deep x 2.6m high), the Bedford Hotel benefits from a large landscaped garden, and the outbuilding is not considered to overwhelm this space, nor the views from surrounding buildings. Views of the outbuilding from the rear of properties along Bedford Place would be partially obscured by existing mature trees surrounding the site and the outbuilding would feature a green roof which would help to further lessen its visual impact.

The use of facing brickwork, powder coated aluminium windows and timber doors are considered suitable and would not detract from the appearance of the Bedford Hotel or its gardens within which it sits. The proposals would be an improvement on the existing utilitarian laundry room and are therefore considered to preserve and enhance the character and appearance of the host building and wider Bloomsbury Conservation Area.

The outbuilding features windows to the North West elevation which face towards the hotel's garden and consequently would not cause harm to the amenity of surrounding residential occupants in terms of a loss of privacy. Due to the location and scale of the development, it would not present any daylight or outlook issues.

To make way for the new outbuilding, two plane trees would be removed which have been identified as being of lower quality. As two replacement trees to the north east corner of the garden are proposed, the loss of these trees is considered acceptable. The Council's Trees Officer has assessed the Arboricultural report submitted in support of the application and does not object to the proposals subject to the conditions above.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP23, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of

the London Plan 2016, and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework.

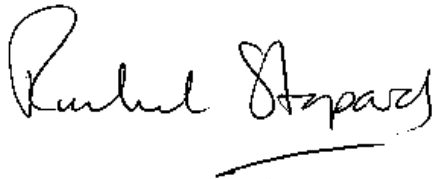
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Supporting Communities