

Mr Reon Van Wijk
IPA Architects
64 King's Road
TEDDINGTON
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Application Ref: **2017/0698/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

27 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Bedford Hotel
83-95 Southampton Row
London
WC1B 4HD

Proposal: Replacement of existing rear elevation windows at 1st floor to 6th floor (Bedford Hotel).

Drawing Nos: 12C7.EX.100 01, (as existing:) 12C7.LO.500 00, (as proposed:) 12C7.AS.400 00, (existing and proposed:) 12C7.LO.503 00, 12C7.LO.502 00.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policy 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.100 01, (as existing:) 12C7.LO.500 00, (as proposed:) 12C7.AS.400 00, (existing and proposed:) 12C7.LO.503 00, 12C7.LO.502 00.

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

Informatives:

- 1 Reasons for granting permission:

The site is a post-war purpose-built hotel building situated on the west side of Southampton Row within the Bloomsbury Conservation Area, comprising 7 storeys, with a brick façades, a series of angled steel bay windows from 1st to 5th floors, and a recessed top storey. The ground floor is made up of a large area of glazing incorporating the hotel main entrance.

The application is for the replacement of 158 original Crittall windows on the rear elevation.

The applicant has advised that the existing windows are considered to have exceeded their original life-span (they are around 55 years old). They are single-glazed steel windows, which fail to meet current Building Regulations and the expectations of the hotel's guests both thermally and acoustically. The existing windows give the building a somewhat scruffy appearance as they are difficult to maintain. The hotel would like to replace the windows in line with those approved in 2011 at the front façade.

The proposal is to replace all of the windows with a thermally insulated, double-glazed aluminium window manufactured by Smart Systems Ltd. The windows will be powder-coated with a white finish to match the existing. The profile of the proposed window has been carefully selected to match the existing as closely as possible whilst having the capacity to incorporate double glazed units.

The fenestration pattern of each window will slightly change from the existing, in that the two casement elements of each window will be opening, rather than just one as existing. However, this will not have a harmful impact on the overall appearance of the window and is not considered to cause any harm to the character and appearance of the Bloomsbury Conservation Area.

No objections have been received. The sites' planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and the emerging Camden local Plan 2016 policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage). The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

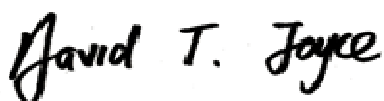
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce
Director of Regeneration and Planning