

Mr Les Treadwell
LTC DESIGN
APT 3 SOMERVILLE POINT
305 ROTHERHITHE STREET
LONDON
SE165EQ

Application Ref: **2018/1403/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

4 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
21-23 Bedford Place London London WC1B 5JJ

Proposal:
Internal alterations at first and second floor level to remove a hotel room at each level and create two en-suite bathrooms to existing rooms along with associated soil vent pipe works

Drawing Nos: OS MAP; 198/01; 198/02; 198/03; 188/04;
198/03/A dated 04.07.2018; 198/05/A; 198/06/A.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the



following approved plans:

OS MAP; 198/01; 198/02; 198/03; 188/04;
198/03/A dated 04.07.2018; 198/05/A; 198/06/A.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The ground floor partitions including all plasterwork and joinery shall be retained in its current form other than the works annotated on the proposed ground floor plan. This inserting the new SVP inside the wall without disturbing the existing cornice

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade II former group of Georgian townhouses at 21-23 Bedford Place WC1B 5JJ which is an existing hotel. The hotel has resulted lateral connections been the properties at each level as well as multiple subdivision of the upper floors to provide approximately 5 hotel rooms per floor per property. Many of the rooms do not have en-suite facilities.

Consent is sought to remove a hotel bedroom from within the former front room at 21 and 22 Bedford Place at first and second floor only. The remaining two rooms facing the street would be larger and would accommodate new en-suite facilities to the rooms.

The new bathrooms would be serviced with a SVP dropping within the void between the stud work of the existing retained partition wall between the lobby and front room at ground floor level.

Other works at ground floor level have be omitted during the course of the application. The works would preserve the character and appearance of ground floor. At first and second floor level the significant disruption to the historic plan form resulting from the existing hotel rooms would be slightly improved by the works and no additional harm would be caused by the proposal.

The works would preserve the special interest of the grade II listed property.

The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

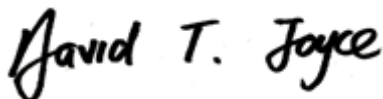
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).
- 3 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.
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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