



Planning, Design & Access Statement

4-6 Bedford Place, London WC1B 5JD

City Planning Limited

on behalf of **Nebra Property 2022 Limited**

September 2022

City Planning Ltd

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1. INTRODUCTION

1.1 This planning, design and access statement (“**PDAS**”) is submitted on behalf of Nebra Property 2022 Limited (**the Applicant**) and accompanies a planning and listed building consent application in relation to the existing hotel at 4-6 Bedford Place London, WC1B 5JD (**the Site**). The Site is a Grade II Listed Building.

1.2 The planning and listed building consent application proposes the following development (**the Proposed Development**):

“Repairs to existing roof structure and replacement of roof covering.”

1.3 Whilst the proposals likely do not require planning permission - owing to the fact they are primarily internal and the external works are like-for-like and do not materially affect the external appearance of the building (s55 of TCPA 1990) - an application for both planning and listed building consent has been submitted for completeness and the avoidance of doubt.

1.4 Work is currently being undertaken on basic repairs and maintenance to the Site to make it weathertight. These works were agreed as part of a lawful development certificate application (LPA ref: 2022/2848/L). The roof of the Site is in poor condition and needs urgent repairs. There is water damage present in several places on the third floor. The Proposed Development seeks to repair and where necessary replace the existing roof.

1.5 To assist the LPA when determining this application, the following plans and documentation accompany this submission. These are:

- Complete set of existing, demolition and proposed drawings;
- Structural Statement (**SS**) by Hydrock
- Heritage Statement (**HS**) by Spurstone Heritage Ltd.

1.6 For ease of reference, this Planning Statement is structured in the following way:

- **Section 2: Site and Surrounding Area** – Provides a detailed description of the Site and surrounding area.
- **Section 3: Planning History** – Sets out the planning history of the Site, as well as other relevant application on nearby buildings.
- **Section 4: Proposed Development** – Describes the principal elements of the Proposed Development.

- **Section 5: Planning Policy** – Outlines the development plan for the Site, supplementary planning documents and relevant planning designations.
- **Section 6: Design and Access** – Tabulates design and access criteria.
- **Section 7: Planning and Heritage Considerations** – Discusses the material planning and heritage issues that the applicant requests pre-application advice on.
- **Section 8: Conclusions** – Sets out our conclusions.

2. SITE & SURROUNDING AREA

2.1 This section describes the Site. This section should be read in conjunction with the existing plans, SS and HS. The HS provides a detailed description both of the external and internal detailing of the listed building, together with a series of photographs and images. The SS provides detail as to the existing condition of the roof structure and the reason the structural strengthening works are needed.

2.2 The Site is situated on the north-eastern side of Bedford Place (south-eastern end) and forms part of a larger terrace (Nos 1-20 in sequence). It consists of three former townhouses that are four storeys in height with basements. Photos of the front façade are shown on page 4 of the HS. The terrace in which it belongs too is Grade II listed. For completeness, the listing reads as follows:

“Symmetrical terrace of 20 houses forming the east side of Bedford Place, C1815. By James Burton. Multi-coloured stock brick with rusticated stucco ground floors. Stucco 3rd floor sill band. 4 storeys and basements. 3 windows each. Slightly projecting end bays (Nos 1-3 and 18-20) and central bays (Nos 8-12). Wide segmental-arched doorways with some patterned fanlights, sidelights and double half-glazed doors. Gauged brick flat arches (painted red) to recessed sash windows, some with original glazing bars. Continuous cast-iron balconies at 1st floor level, No. 11 with arched trellis balcony with tented canopy. Parapets. INTERIORS not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas, some houses with area overthrows.”

2.3 The roofs of the Site are largely unaltered, having oval glazed lanterns over the staircases, and ‘butterfly’ slated roofs sloping up to the party walls. Whilst the form of the roofs is intact, the slates and coverings have been subject to a series of insensitive repairs, including painting with bitumen in an unsuccessful attempt to prevent leaking. The roofs are in poor visual condition and failing; water damage is present throughout the building.

3. PLANNING HISTORY

- 3.1 A number of historical applications have been submitted in connection with the Site. More recently though a certificate of lawfulness of proposed works to a listed building (LPA ref: 2022/2848/L) was granted on 4th August 2022 for strip out and repair works.
- 3.2 A pre-application has been submitted to the Council, which sets out the wider proposals for the building. This includes the addition of modest rear extensions at lower ground floor and ground floor to match no's 1-3 and the reconfiguration of the existing hotel accommodation to bring it to a modern, usable standard, thus securing the long-term optimum viable use whilst respecting the significance of the listed building. We look forward to discussing these proposals in due course.

4. PLANNING POLICY CONTEXT

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that proposals shall be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan for the Site comprises of the following documents:

- The London Plan (LP) (2021); and
- Camden Local Plan (CLP) (2017).

4.2 In addition to the Development Plan, there are several documents that constitute material considerations when determining any future planning application. These include:

- National Planning Policy Framework (NPPF) (2021); and
- Camden Planning Guidance (CPG) – Design (January 2021).

4.3 The Site has the following planning designations:

- Central London Area; and
- Bloomsbury Conservation Area.

5. DETAILS OF THE PROPOSED DEVELOPMENT

- 5.1 The Proposed Development seeks to remove the existing asphalt, slates and sarking boards so that the condition of the existing roof can be properly investigated. All sound timber will be retained and decayed timbers repaired by splicing in new timber.
- 5.2 The roof structure will be strengthened by the addition of new steel strengthening channels to both sides of the valley beams, trimming beams, and new rafters and ceiling joists. Once the roof structure has been strengthened, new insulation will be installed before the roof covering is replaced. This is discussed and shown in more detail in the supporting SS.
- 5.3 Existing slates will be retained where possible and cleaned and reused. Given the asphalt painting on the slates though, it is anticipated that nearly all of the roof will need to be recovered with new natural slate to match the historic roof covering.

6. DESIGN AND ACCESS

6.1 The table below sets out design and access matters.

Amount & Use	The roof will remain the same shape and scale. The use will remain a hotel.
Layout	The layout will not change.
Scale	The scale of the roof will remain the same.
Landscaping	N/A
Appearance	The appearance will remain the same albeit with new materials.
Access	The access will remain the same.

7. PLANNING AND HERITAGE CONSIDERATIONS

- 7.1 The existing historic fabric and the original format of the roof will be retained, and the steel beams will be clearly distinguishable from the historic structure. These works are required because of the poor state of the existing structure and, therefore, they will ensure the long-term viability and preservation of the listed building. The external appearance of the roof will also be greatly improved by the reinstatement of a natural slate covering. The work will make the building weathertight, and better insulated. Therefore, the impact of the proposal on the significance of the listed building will be positive.
- 7.2 There will be no impact on the significance of the neighbouring listed buildings, or on the character or appearance of the Bloomsbury Conservation Area. As such, the Proposed Development will accord with policies D1 and D2 of the Camden Local Plan, policy HC1 of the London Plan and the NPPF.
- 7.3 As the Proposed Development will not materially enlarge the size of the roof, there will be no material impact upon the amenity of adjoining properties.

8. CONCLUSIONS

- 8.1 In summary, the Proposed Development has been carefully designed having regard to heritage and construction advice in order to repair and restore the roof of the Site. This has resulted in a detailed understanding of the fabric of the building and an assessment of the Site's heritage significance. The Proposed Development will result in the enhancement of the significance of the designated heritage asset and importantly will support the continuing use of the building as a hotel.
- 8.2 For these reasons, the Proposed Development will accord with paragraphs 197 and 199 of the NPPF and Camden's Local Plan policies (D1 and D2) and should be properly granted planning and listed building consent.