

Application ref: 2023/1074/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 5 June 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

City Of Westminster Council
Town Planning & Building Control
City of Westminster
PO Box 732
Redhill
RH1 9FL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
Trocadero
13 Coventry Street
London,
W1D 7DH

Proposal: Roof extensions at 5th, 7th and 9th floors on the Shaftesbury Avenue frontage to accommodate up to 84 hotel rooms in conjunction with the existing hotel (partially retrospective application). Creation of new roof terraces at 7th and 9th floors facing Shaftesbury Avenue. Installation of screening to existing plant at 11th and 12th floor levels. (Linked with 21/05796/LBC).

Drawing Nos: City of Westminster application ref 21/05795/FULL

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

1 Reasons for no objection:

The application site is less than half a mile from the south-west corner of the London borough of Camden, just east of Piccadilly Circus underground station. The nearest Camden properties are within the Seven Dials (Covent Garden) Conservation Area. At this distance, the development is not considered to harm the character or appearance of the Seven Dials (Covent Garden) Conservation

Areas.

The application site in question falls within London Strategic Viewing corridor 4A.2 (looking towards the Palace of Westminster), views from Primrose Hill. The site's location within the view is shown within the Design & Access Statement which accompanies the proposal. In light of the existing significant foreground development to which the proposed works will contribute, the part retrospective roof level development is not considered to cause material detriment to the strategic view from Primrose Hill. In the protected vista the Clock Tower of the Palace of Westminster is visible to the right of the application site and will not be obscured or compromised. For this reason, the proposal is considered to be in alignment with policy 7.12 of the London View Management Framework which states that new development should not harm and where possible should make a positive contribution to the characteristics and composition of the strategic views and their landmark elements.

The hotel would continue to operate as car-free and there would be an additional five long-stay cycle parking spaces provided for staff and two short stay cycle parking spaces provided for hotel guests. If approved the proposed development is not expected to have a significant impact on the highway network in Camden. If planning permission were to be granted, Camden would encourage a construction management plan secured via a section 106 agreement as a pre-commencement condition in order to limit negative impacts on the vicinity and local vehicular traffic.

In respect of impact on the amenity of residents within Camden, given the distance of the works proposed from the borough border it is not considered to give rise to any negative impact. As such no objection is raised.

Camden would encourage a development of high-quality design within this historic environment and a development of the highest sustainability standards which would have minimal impact on the transport network.

It is advised that London Borough of Camden raises no objections and the application should be determined under The City of Westminster's planning policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer