

Application ref: 2022/3560/P  
Contact: Jaspreet Chana  
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Date: 27 April 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

IPA Architects  
64 Kings Road  
Teddington  
TW11 0QD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Royal National Hotel**  
**38-51 Bedford Way**  
**London**  
**Camden**  
**WC1H 0JX**

Proposal:

Removal of existing front canopy, installation of new front facade treatment and new street entrance and associated works

Drawing Nos: 21111.EX.001, 21111.PL.002, 21111.EX.100, 21111.EX.101,  
21111.PL.100 Rev 01, 21111.EX.300, 21111.PL.3000 Rev 01, 21111.PL.101 Rev 01,  
21111.PL.200 Rev 01.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 21111.EX.001, 21111.PL.002, 21111.EX.100, 21111.EX.101, 21111.PL.100 Rev 01, 21111.EX.300, 21111.PL.3000 Rev 01, 21111.PL.101 Rev 01, 21111.PL.200 Rev 01.

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

- 3 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves removal of the entrance canopy and replacement of the front entrance. The inset entrance doors would be brought forward to be in line with the façade of the building. The new frontage would incorporate perforated infill panels to match the new door frame, new fully glazed doors with powder coated aluminium frame in dark grey with full height pull handles and solid panel side light in powder coated aluminium. Above the new entrance would be a fascia sign which proposes new signage lettering which is assessed under an advert application (2022/4575/A); and on the mezzanine floor metal louvre fins would be added in front of the mezzanine window in powder coated dark grey to match the shopfront.

Both the new frontage and new louvre detail on the mezzanine level would add interest to the frontage of the building and would not unduly harm the character and appearance of the subject building or the surrounding conservation area. There have been other examples of different frontages along this side of the road so the alterations would be in keeping with the street scene.

The proposal will not impact on neighbouring amenity in regards to loss of light, overlooking or privacy impacts.

The site's planning history has been taken into account when coming to this decision. No objections were received in relation to the proposal.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed signage is in general accordance with policies A1, D1, D2 and D4 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2021 and the National Planning

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer