

Application ref: 2022/2151/P
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 21 September 2022

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

Offset Architects
Nepicar House
London Road
Wrotham Heath
Sevenoaks
TN15 7RS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**11-13 Bayley Street
London
WC1B 3HD**

Proposal:

Alterations to ground floor hotel frontage, including replacement of window with double doors, replacement of glass hotel entrance canopy with new fixed canopy and integral lighting, installation of 2 retractable canvas canopies, and addition of new decking and free-standing external planters.

Drawing Nos: (8143-PD-)01 rev B, 02 rev A; Design & Access and Heritage Statement from Offset Architects received 17/05/2022; Cover Letter (ref. RC/8143/170522) dated 17/05/2022.

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: (8143-PD-)01 rev B, 02 rev A; Design & Access and Heritage Statement from Offset Architects received 17/05/2022; Cover Letter (ref. RC/8143/170522) dated 17/05/2022.

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

Informative(s):

- 1 Reasons for granting planning permission:

The proposed replacement of a window with timber framed double doors and the replacement of the existing hotel entrance canopy with a new fixed aluminium canopy and integral lighting would appear as sympathetic changes in design terms, in keeping with the existing character and appearance of the ground floor frontage as a whole.

The awnings and canopy would be suitably positioned and aligned with the appearance and proportions of the existing hotel frontage so as not to obscure any architectural or historic features of the host property, nor detract from the character and appearance of the Fitzrovia East Neighbourhood and Bloomsbury Conservation Areas. Neither the awnings nor canopy would extend beyond the area of the existing private forecourt at the front of the premises, and as such, they would not have any adverse impact on the public highway or be harmful to public safety in accordance with the Camden Planning Guidance.

The addition of new decking and an external free-standing planter would be sited entirely within a private forecourt area, and would also not impact on pedestrian safety or movement. Two further proposed free-standing planters would be positioned on the public highway, and as such, an informative would be attached to any approval advising the applicant of the need to secure the necessary consent from the Council as the highway authority prior to their siting.

Overall, therefore, the proposals are acceptable in terms of their size, design, material and location, and would preserve the character and appearance of the host building, streetscene or wider Fitzrovia East Neighbourhood and Bloomsbury Conservation Areas.

There are no amenity concerns to neighbouring properties as a result of this proposal given the minor nature of the alterations to an existing hotel frontage

and private forecourt area.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received in relation to the proposals.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury 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 proposal is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2021.

- 2 Your attention is drawn to the proposed positioning of 2 external planters on the public highway, as shown on the submitted drawings, and that their siting does not form part of this permission. In this regard, therefore, you are reminded of the need to obtain the written permission/consent of any owner(s) of the land as necessary prior to their siting.
- 3 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure(s) which might overhang the public highway. Permission should be sought from the Council's Highways Engineering Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 4444).
- 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).
- 5 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.
- 6 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) 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.

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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer