

Application ref: 2023/2778/P  
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Date: 4 October 2023

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

Phone: 020 7974 4444

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

Centro Planning Consultancy  
104 St John Street  
London  
EC1M 4EH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**County Hotel**  
**Upper Woburn Place**  
**London**  
**WC1H 0JW**

Proposal: The replacement of single glazed windows with double glazed units across all elevations; replacement roof plant including installation of PV panels and associated works.

Drawing Nos: AL(00)010; AL(00)030 REVC; AL(00)031 REVC; AL(00)032 REVC; AL(00)033 REVC; AL(00)008 REVB; PL(31)001; PL(31)002; PL(00)300 REVB; PL(00)301 REVB; PL(00)302 REVB; PL(00)303 REVB; AL(00)108 REVG; PL(31)002; PL(31)101; PL(31)102; AA(43)102; PL(31)030; PL(31)031; PL(31)032; PL(31)033; Design and Access Statement by Maith Design Limited dated 03/07/2023; Energy Statement by Elkoms Consulting Building Service dated 19th June 2023; Heritage Statement by JB Heritage Consulting Limited dated June 2023 and Planning Statement by Centro Planning Consultancy dated July 2023.

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: AL(00)010; AL(00)030 REVC; AL(00)031 REVC; AL(00)032 REVC; AL(00)033 REVC; AL(00)008 REVB; PL(31)001; PL(31)002; PL(00)300 REVB; PL(00)301 REVB; PL(00)302 REVB; PL(00)303 REVB; AL(00)108 REVG; PL(31)002; PL(31)101; PL(31)102; AA(43)102; PL(31)030; PL(31)031; PL(31)032; PL(31)033; Design and Access Statement by Maith Design Limited dated 03/07/2023; Energy Statement by Elkoms Consulting Building Service dated 19th June 2023; Heritage Statement by JB Heritage Consulting Limited dated June 2023 and Planning Statement by Centro Planning Consultancy dated July 2023.

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.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The County Hotel is located on the eastern side of Upper Woburn Place, on the corner with Woburn Walk. The building has been in hotel use since its erection in 1940 the host building is located in the Bloomsbury Conservation Area and considered to contribute positively to the character and appearance of the streetscape and thus that of the wider conservation area. The main elevation fronts Upper Woburn Place and consists of symmetrical facade of 11 bays in red brick and stone. The ground and first floors are constructed in stone which extends to a central 7-bay panel extending upwards from second to fourth floor and host building has regular arrangement of matching 6/6 sash windows from first floor upwards to the attic level. The glazing bars are arranged with slimmer

margin lights on a horizontal and vertical plane. The attic floor windows are wider casements.

The front section of the side return is plainer but continues the same materials palette and the rear elevations fronting Woburn Walk are not however of the same quality, using a plain brick.

Planning permission is sought for the upgrade the external building envelope including the replacement of the existing windows to the front and rear elevations and external wall repairs and roof and plant replacement.

The majority of the existing windows are in a state of disrepair and the existing single-glazed timber windows are proposed to be replaced with slim profile double-glazed timber windows which the applicant state is on a like-for-like basis, replicating the existing pattern of glazing bars across the sashes and casements. The proposed windows would be manufactured with trickle vents and the windows would have acoustic attenuators positioned on the uppermost part of the frame. The applicant confirmed the windows would be designed to provide ventilation to each room whilst mitigating the noise impacts from Upper Woburn Place.

No objection is raised by the Council's conservation officer given the proposed windows would sit in the existing openings and match the existing form of window openings and general fenestration pattern. As such the replacement is not considered to be detrimental to the character of the building or that of the wider conservation area.

- 2 The other proposed works to the building include the reconstruction of the plant room that houses the existing lift motor and water tank. The existing plant room window would be replaced with new door to the north elevation and west facing door would be replaced with new window and the plant room would be constructed in brick and painted render. The structure would be of a similar scale and would also be set back from the edges of the roof to prevent being visible from ground level. A 'man-safe' railing is to be replaced with a roof-mounted fall restraint system which is acceptable in design and appearance.

Existing breeze blocks under the windows would be infilled, the rainwater goods pipe would be repaired/replaced on a like for like basis and the redundant ductwork and flues removed together with repairs to walls where fixings have been removed. A new access stair would be sited in a similar location as the existing.

The PV cells would be appropriately sited on the flat part of the roof and would not form a visually obtrusive feature. The installation of renewable energy technologies is supported.

The proposed alterations and additions are considered minor and would be of appropriate design, scale, siting and materiality sensitive to the character and appearance of the host property and wider conservation area. As such the character and appearance of the conservation area would be preserved.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

An acoustic note was included with the proposal that demonstrates the new plant installation would be an improvement in noise terms over the existing equipment which would be replaced or removed. A condition limiting noise levels to within the Council's noise limits is attached.

The proposed plant room would be located in a similar location on the flat roof and given the windows are replacement, would not result in any overlooking. The proposed works would therefore not cause any adverse impacts on the amenity of adjoining residential occupiers.

The Bloomsbury CAAC raised no objection to the scheme and no comment/objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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).
- 4 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.
- 5 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.

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 and title.

Daniel Pope  
Chief Planning Officer