

Application ref: 2024/2540/P
Contact: Obote Hope
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Date: 30 September 2024

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Centro Planning Consultancy
2nd Floor, Abbey House,
74-76 St John Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
County Hotel
Upper Woburn Place
London
WC1H 0JW

Proposal:

Details to discharge Condition 3 (materials) of planning reference 2023/3680/P dated 13/03/2024 for the erection of a single storey extension, erection of an electrical substation, following the demolition of the existing substation & enclosure installation of new front entrance, removal of a goods lift and enclosure from the front of the building, all on Woburn Walk at ground floor level, replacement of the existing goods platform lift to the front elevation and amendments to the rear terrace (south) at basement level and erection of an open-sided canopy.

Drawing Nos: 0356-ELK-XX-GF-DR-M-650401 AB01; 60283-110-EL-001 REVP01; 60283-110-EL-002 REVP01; 60283-210-DH-002 REVP01; AL (90)500; AL (90)501; PL573; PL570; PL571; PL576; PL575; PL572; PL577; Installation of Louvres
Justification and Cover letter from Centro Planning Consultancy dated June 2024.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval-

Condition 3 relates to manufacturer's specification details of all facing materials. The details include detailed drawings showing the proposed brickwork, ventilation grilles, windows, doors and louvres.

The bricks for the link extension and the window infilled would be "Waterford Waterstruck" which would be painted to match existing ground floor brick walls ground floor extension. Thus, the proposed bricks are considered to be acceptable.

The proposed external gate and railings would have a pared-back black metal design. The submitted door and window details, including the timber framed heritage style entrance doors, demonstrate the design and material palette are appropriate to their context and location of the building.

Certain windows would include integrated louvres which are not a design feature that is typically supported on prominent elevations. However, in this instance the impact has been mitigated through matching the colour of the louvres to the window frames and containing within the original window proportions. The louvres have been justified in technical terms associated with ASHPs.

The Council's Conservation Team has reviewed the submitted details and considers that the character and appearance of the Conservation Area would be preserved.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

The details are in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2023/3680/P granted on 13.03.2024 which need details to be submitted, have been approved.

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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer