

Application ref: 2024/2183/P
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Centro Planning Consultancy
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

County Hotel
Upper Woburn Place
London
WC1H 0JW

Proposal: Variation of condition 2 (approved drawings) of planning permission 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.; namely, changes external changes to the replacement gates, changes to doors and windows, revised staircase design, revised canopy design and inclusion of a security gate) and a revised platform lift.

Drawing Nos: Superseded: PL513 REVA; PL540; PL541REVE; PL522; PL521 REVC; PL520; PL510; PL511 REVA and PL523 REVA.

Proposed: PL513 REVB; PL540 REVA; PL541 REVF; PL522 REVA; PL521 REVD; PL520 REVA; PL510 REVA; PL511 REVB and PL523 REVB.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, Condition 2 of Planning Permission 2023/3680/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

PL513 REVB; PL540 REVA; PL541 REVF; PL522 REVA; PL521 REVD; PL520 REVA; PL510 REVA; PL511 REVB; PL523 REVB; Design and Access Statement by MAITH Design dated 04 March 2024 and Planning Statement by Centro Planning Consultancy and Heritage Statement by JB Heritage Consulting Limited.

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

Informative(s):

- 1 Reasons for granting permission:

The application seeks to vary condition 2 (approved plans) of the planning application reference 2023/3680/P dated 13/03/2024. The amendment here includes external changes for the replacement of the external gates, changes to the external doors and windows, amendment is also being sought for the revised staircase and the design of the external canopy at lower ground floor level, the inclusion of a security gate and a revised platform lift to the front and side elevations.

The proposed replacement of the two gates to the front (southwest) elevation it's also proposed to rebuild and co-ordinate the platform lift with existing basement manhole cover, install protective barriers to limit unauthorised access to the platform lift and the replacement of the existing safety railings to the north side of the building. Along the south side a new gate is proposed along with protective metal railings that would provide access from the ground floor to the basement. The proposed gates and railings would replicate the design and appearance of existing gates at Upper Woburn Place and the agent confirmed that the metal gate is required for increased in security to both guests and staff when occupying the host building and has been designed not to encroach above the height of the existing gate and perimeter wall. Overall the proposed changes to the Upper Woburn Walk elevation would preserve the design and appearance of the Bloomsbury Conservation Area and the setting of the host building.

The substation doors would be redesigned to ensure it is set back within the building line of the host building and the setback of the substation door would ensure pedestrian movement on the northwest side of Woburn Walk is maintained. There is no further changes being proposed to the garage door which would remain a subservient to the host building. The kitchen windows would be infilled to the rear elevation at ground floor level and the changes proposed to the fenestration/façade treatment is considered acceptable given the infilling of the windows would not be detrimental to the design and appearance of the host building. Moreover, the infilling of the windows would

be shielded by the substation building and the brickwork use to infill the windows would be designed to match the existing brickwork.

A new door and security railings is proposed to provide access from the café to the rear external courtyard along the northeast, following the reconfiguration of the existing external staircase which would connect the principle public internal and external areas. The proposed external staircase would be constructed in metal which would connect the restaurant and use the external terrace as additional seating area. A new glazed door would provide access to the external staircase and the proposed door would be constructed with side panels, would be painted white to match existing frames. Overall, the proposal is considered acceptable in design and appearance which would be constructed with metal pedestrian barrier the proposed external staircase would also be painted black and be of a modest scale. Given that the staircase would be concealed between the neighbouring properties rear closet wing and the side boundary walls the proposal would not offer any public views.

Link extension would be realigned to sit on boundary wall to avoid visually disjointed junction with the existing wall, with proprietary flashing. The proposed amendment to the design of the link extension would have limited perceivable change in the character or appearance of the property as a whole. Thus, the proposed works would preserve the character and appearance of the host building and its setting in the wider area.

- 2 The proposed canopy has been revised and amended to provide a curved translucent roof profile to provide all-weather protection. The previously approved scheme was constructed in fabric and was retractable roof system. The proposed design would be suitable to all weathers and be durable over time.

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 Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed amendments are minor in scope and scale and do not alter the overall dimensions or intent of the scheme and would therefore not impact the character of the building nor would the changes proposed not have any material impact on the character and appearance of the host property or the Conservation Area.

The amendments would not have any material impact on the amenity of neighbouring occupiers, including impacts on daylight/sunlight, outlook, noise, or privacy.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 13/03/2024 under ref. 2023/3680/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as non-material variation of the approved scheme.

- 3 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer