

Application ref: 2024/3948/P  
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Date: 5 February 2025

**Development Management**  
Regeneration and Planning  
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Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

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

Proposal:

Retention of the existing air source heat pumps and kitchen extract plant, and the erection of acoustic screening on the electrical substation and kitchen roofs to replace the existing louvre screens

Drawing Nos:

Heritage Statement (Version 3.0 October 2024); PL(00)600 (Existing Plan: Ground Floor); PL(00)601 (Existing Elevations); PL(00)602 (Existing Section A-A); PL(00)610 (Proposed Plan : Ground Floor); PL(00)611 (Proposed Elevations); PL(00)612 (Proposed Section A-A & Details); Technical Notes (01 Sep 2024); Plant Assessment; AL(00)010 (Site Location Plan); Covering Letter; Design and Access statement (7th October 2024)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The air source heat pump units and louvre screening, by reason of their size, design and location, result in a dominant, incongruous and disproportionate addition to the roof top, causing harm to the character and appearance of the host building and

conservation area and to the setting of the adjacent Grade II\* Listed Building, contrary to Policy D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.
- 2 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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.

#### **ENFORCEMENT ACTION TO BE TAKEN**

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

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



Daniel Pope  
Chief Planning Officer