

Application ref: 2025/0093/P
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Date: 26 February 2025

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

The Heritage Practice Ltd.
10 Bloomsbury Way
London
WC1A 2SL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Holiday Inn Bloomsbury
Coram Street
London
WC1N 1HT

Proposal: External alterations to the north (Coram Street) ground floor facade.

Drawing Nos: Design Statement, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29.

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: Design Statement, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29.

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.

Informative(s):

- 1 Reason for granting planning permission:

The proposal is for external alterations to the north (Coram Street) ground floor facade. The alterations comprise works to replace the access doors and windows to the bar area. The building is a seven-storey high hotel finished in brick and stone cladding with black metal window frames and detailing. There is a large overhang to the north elevation at first floor which protects the hotel entrance and separate bar entrance. The application property is not listed. The hotel adjoins the Bloomsbury Conservation Area but is not within it. The ground floor of the northern elevation of the hotel is partially obscured in views from Coram Street due to established tree planting and a large sign for the hotel as well as the presence of the outdoor bar seating area.

The bar is accessed via a separate entrance on the north elevation. There is a seating area directly outside this entrance with astroturf and planters. Currently the bar entrance has timber doors and fascia with glazing at the top and solid panels at the bottom and timber framed windows painted light grey. The entrance doors have windows to both sides which have concrete planters in front to provide a small amount of landscaping. It is proposed to replace the entrance doors with black metal framed Crittall style doors with full height glazing and horizontal glazing bars. The full height glazing in the door will result in better visibility access for those in a wheelchair. The windows on the right-hand side of the doors will be replaced with black metal Crittall style windows also with horizontal glazing bars. To the left of the entrance doors the existing windows will be replaced with full length folding doors to the full width of the window opening. The folding doors will be metal framed with horizontal glazing bars to match the design and appearance of the other new access doors and windows. These folding doors will not be capable of being used for access due to the placement of a 1.1m high guard rail in front constructed of metal posts with a timber handrail. This will enable the safeguarding of this opening whilst clearly delineating the bar access to the right of the folding doors. Currently there are formal planters in front of the existing windows, and these will be replaced, albeit at a lower level in front of the folding doors and the replacement windows to the other side of the bar access.

Four small downlights will be installed on the four metal columns within the frontage and an LED strip light will be installed recessed within the fascia above the front door. It is considered that the design and placement of the lighting projecting downwards would not result in an increase in light pollution in this area at the front of the hotel which is covered by the first-floor overhang

above and the proposal would therefore comply with Policy D3 of the Camden Local Plan.

Folding doors in shopfronts are not usually supported as they can create a void at ground level that can harm the appearance of a building and can also have a negative impact on local amenity, in terms of noise and disturbance. It is considered however in this location that the first-floor overhang is effective in separating the ground floor frontage from the rest of the building and therefore the change in design of the bar access does not negatively impact on the appearance of the building as a whole. Furthermore, the current light grey timber door, windows and fascia does not reflect the metal finish used in the external doors and window frames elsewhere in the building and this proposal due to its materials and colour helps link the bar access area back into context with the overall appearance of the building.

- 2 With regards to the potential for noise and disturbance due to the nature of the opening being created by the insertion of the folding doors. It is considered that the location of this area, set away from residential dwellings and also adjacent to an existing outdoor seating area for the bar means that there shouldn't be an undue increase in noise or disturbance. The raised planters and guard railing in front of the folding doors would also prevent direct access and stop physical overspill of the internal area to the outside which would also reduce the potential for disturbance. The proposal therefore complies with Policy A1 of the Camden Local Plan.

On balance the proposal is acceptable in visual amenity terms and will result in a coherent appearance to the front of the building in terms of materials and colour and will not detrimentally impact on the character or appearance of the adjoining Bloomsbury Conservation Area and therefore complies with Policies D1 and D2 of the Camden Local Plan.

No objections were received prior to the determination of the application and the planning history of the site has been taken into account when coming to this decision.

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

As such, the proposal is in general accordance with Policies A1, D1, D2, and D3 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 2024.

- 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) 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.

- 6 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because the planning permission is a minor application within exemption threshold.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.

3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.

4. The permission is exempt because of one or more of the reasons below:

- It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.

- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- The application is a Householder Application.

- It is for development of a "Biodiversity Gain Site".

- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).

- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

7 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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