

Application ref: 2025/0514/L  
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Date: 23 April 2025

**Development Management**  
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Savills  
33 Margaret Street  
London  
W1G 0JD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**69 Gower Street**  
**London**  
**WC1E 6HJ**

Proposal: Erection of a pergola in rear garden and associated works

Drawing Nos: Planning Statement, 501 Rev 1, 100 Rev 3, 101 Rev 2, 502 Rev 1, 400 Rev 1, 401 Rev 1, 303 Rev 1, 209 Rev 1, 210 Rev 1, 211 Rev 1, 212 Rev 1, Location Plan 1:1250, Tree survey and arboricultural impact assessment ref: GHA/DS/888160:25 by GHA Trees arboricultural consultancy dated 4th April 2025 and drawing ref: Arboricultural Impact Assessment April 24 Rev A.

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

#### **Conditions And Reasons:**

- 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:

Planning Statement, 501 Rev 1, 100 Rev 3, 101 Rev 2, 502 Rev 1, 400 Rev 1, 401 Rev 1, 303 Rev 1, 209 Rev 1, 210 Rev 1, 211 Rev 1, 212 Rev 1, Location Plan 1:1250, Tree survey and arboricultural impact assessment ref: GHA/DS/888160:25 by GHA Trees arboricultural consultancy dated 4th April 2025 and drawing ref: Arboricultural Impact Assessment April 24 Rev A.

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 Reasons for granting listed building consent:

The application property is a grade II listed five-storey hotel building within the Bloomsbury Conservation Area. The works comprise the installation of a timber pergola over a timber deck within the rear garden.

In 2024 planning permission and listed building consent (2024/1264/P & 2024/1614/L) was granted to extend and refurbish the hotel. As part of this proposal landscaping work to the rear garden was also approved. It is now proposed to install a timber pergola and decked area to the rear garden as part of the landscaping works. The timber pergola would measure 2.25m high, 2.1m wide and 3.95m long. It would be set back from the boundary wall by 0.42m. It would not be attached to the listed building or boundary garden wall.

Details have been submitted showing tree protection measures that will be put in place to protect the existing planting and these will be conditioned. The arboricultural statement received also confirms the removal of several small category C shrubs and palms as well as a category B large bay tree. These removals were previously approved under planning permission 2024/1264/P. No additional trees will be removed as part of this current proposal.

It is considered that due to the proposed works being minor in scale, sympathetic in design and materials and set away from the listed building and boundary wall, that the proposal would result in the preservation of the character and appearance of the listed building and not negatively impact on the wider conservation area.

The timber pergola will enclose a timber decked area within the rear garden and it is considered that the presence of the pergola and associated landscaping and planting will not result in a negative impact to the amenity of the neighbouring properties due to loss of privacy, loss of light or overlooking.

No neighbour objections were received prior to the determination of the

application. Bloomsbury CAAC and Fitzrovia Neighbourhood Forum were consulted but provided no comments.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area and special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under the Listed Buildings and Conservation Areas Act 1990 (as amended).

As such, the proposal is in general accordance with Policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the Bloomsbury Conservation Area Appraisal and Management Strategy 2011, London Plan 2021 and the National Planning Policy Framework 2024.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer