

Delegated Report		Analysis sheet		Expiry Date:		03/09/2012	
		N/A		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Nicola Tulley				2012/4228/P			
Application Address				Drawing Numbers			
St Georges Hotel, 7 Langham Place, London W1B 2QS							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Request from City of Westminster for observations on planning application for refurbishment of hotel lobby (Class C1) to provide new coffee shop with external seating and refurbishment and extension of redundant roof plant area to facilitate new bar and associated terrace on the 16th floor of the existing hotel.							
Recommendation(s):		Raise no objection					
Application Type:		Request for Observations to Adjoining Borough					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	n/a						
CAAC/Local groups* comments: *Please Specify	n/a						

Site Description

The application site is a 15 storey building on Langham Place in close proximity to the crossroad junction with Cavendish Place, Regent Street, and Mortimer Street.

The site is currently occupied by Saint Georges Hotel.

Relevant History

No relevant planning history

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies

Core Policies

- CS5 Managing the impact of growth and development
- CS7 Promoting Camden's centres and shops
- CS8 Promoting a successful and inclusive Camden economy
- CS11 Promoting sustainable and efficient travel
- CS14 Promoting high quality places and conserving our heritage

Development Policies

- DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
- DP14 Tourism development and visitor accommodation
- DP16 The transport implications of development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP19 Managing the impact of parking
- DP24 Securing high quality design
- DP26 Managing the impact of development on occupiers and neighbours
- DP30 Shopfronts

Camden Planning Guidance

- CPG1 Design
- CPG5 Town centres, retail and employment
- CPG7 Transport

Assessment

Proposal

The proposal consists of the following works:

- Refurbishment of hotel lobby to provide new coffee shop;
- External seating associated with new coffee shop;
- Refurbishment and extension of roof plant area for new bar and terrace.

The building is sited a long distance from the borough boundary and the proposal would not involve increasing the height of the building.

At roof level there is an existing plant room, the proposal is to remove the existing plant room, extend and refurbish to accommodate a bar with roof terrace with restaurant below. The height of the existing plant room roof would be raised by approximately 2m, which is set in by approximately 4.4m from the front façade. The building is sited a long distance from the borough boundary and it is not considered that the proposed would harm the built character and appearance of the London Borough of Camden.

No parking has been proposed and therefore the proposal will have no impact in transport terms.

Conclusion

It is not considered that the proposed would have any strategic implications.

Recommendation

Raise no objection.

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