

Tom Hawkey
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2014/6448/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

15 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Bloomsbury Hotel
16 Great Russell Street
London
WC1B 3NN

Proposal: Erection of pergolas to existing first floor western terrace, erection of first floor terrace extension within existing western lightwell and alteration to part of existing western terrace balustrade.

Drawing Nos: AUTH-01, AUTH-02, AUTH-03, AUTH-04, AUTH-05, AUTH-06, AUTH-07, AUTH-08, AUTH-09, AUTH-10, AUTH-11, AUTH-12, AUTH-13, AUTH-14, AUTH-15, AUTH-16, AUTH-17, AUTH-18, Design and Access Statement by Alexander Waterworth undated, Historic Building Report by Donald Insall Associates dated August 2014, and Letter from Tony Homan dated 26/03/15.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: AUTH-01, AUTH-02, AUTH-03, AUTH-04, AUTH-05, AUTH-06, AUTH-07, AUTH-08, AUTH-09, AUTH-10, AUTH-11, AUTH-12, AUTH-13, AUTH-14, AUTH-15, AUTH-16, AUTH-17, AUTH-18, Design and Access Statement by Alexander Waterworth undated, Historic Building Report by Donald Insall Associates dated August 2014, and Letter from Tony Homan dated 26/03/15.

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

Informative(s):

- 1 Reason for Granting Permission

The proposed pergola structure is subordinate in scale to the host building; will be constructed in aluminium treated to be indistinguishable from traditional iron; painted black in keeping with the character of such ancillary elements in the area; sufficiently ornate to compliment the building without being overly pastiche; divided either side and sufficiently setback from the main western entrance to respect its importance, sufficient to preserve its special interest; and symmetrical, in keeping with the western façade of the building. The pergola will have retractable canopy and screens, the details of which will be secured via condition on the associated Listed Building Consent.

The proposed terrace infill extension would be within an existing lightwell and as such would not increase the scale of the building; the terrace would be surrounded with black iron railings in keeping with the existing railings on the site; and would include planter boxes to screen furniture from the public domain.

A small opening is required in the original balustrade of the terrace to provide access to the new terrace. Given the scale of the balustrade the opening is considered to be sufficiently inconspicuous. The applicant has agreed that the bricks removed will be retained on site and can be easily reinstated if the terrace is to be removed in the future.

There are no residential uses within the direct vicinity of the proposed works and as such they will have negligible impact on the amenity of any adjoining residential

occupiers in terms of loss of light, outlook, enclosure, privacy or the like. While the proposal results in an additional terrace area, and thus increases the intensity of the use of this area, the nearest residential properties are considered to be adequately separated to ensure this wouldn't result in unacceptable noise or disturbance.

Whilst the development will have some impact in terms of clutter, and will cut across some window openings of the building, such an extension in this location is not considered harmful to the special historic significance of the listed building or character of the street scene or the Bloomsbury Conservation Area because the pergola would be of a high quality and has been designed in such a way that it can be easily removed without damaging the historic fabric of the building.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 and 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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56 - 66 and 126 - 141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment