

Tom Hawkey
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2014/6816/L**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

15 April 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Detail drawings - at a scale of 1:20 - of all railings, metalwork and stairs;
- b) Detail of painting method and colour of pergolas/railings.
- c) Detailed location of the retractable transparent screen (demonstrating it would not be visible through the open lattice).
- d) Details of the proposed paving bond (schematic sketch);
- e) Samples and/or manufacturer's details of new facing materials for the canopy cover fabric(s); retractable screens; and stone veneer pavers;
- f) A method statement outlining how the works will be carried out.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The bricks removed from the terrace balustrade shall be retained on site in the event that the balustrade is reinstated in the future.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy

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.

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 secured 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.

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.

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