

Mr REON VAN WIJK  
IPA ARCHITECTS  
655 KINGSTOWN STREET  
LONDON  
NW1 8JP

Application Ref: **2015/1322/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

20 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**County Hotel**  
**Upper Woburn Place**  
**London**  
**WC1H 0JW**

Proposal:

Details of acoustic screens, balustrade, gate and fence details required by condition 4 of planning permission 2014/4201/P dated 1st December 2014 for: (Installation of new shopfront to the rear section of the building to Woburn Walk elevation with associated entrance, external decking, access stair and railings for use by the ancillary restaurant following the conversion of the existing conference room in association with the existing hotel use and the display of 3 x non-illuminated advertisement to the front and side elevations)

Drawing Nos: 13D1.AS.400, 13D1.LO.50.101 REV 01, 13D1/LO/104 REV 03, 13D1.LO.106 REV2, 13D1.LO.107 REV 02.

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reason for granting approval:



The application seeks to discharge Condition 4 (acoustic screens, balustrade, gate and fence details) of planning permission 2014/4201/P granted on 01st December 2014 for: Installation of new shopfront to the rear section of the building to Woburn Walk elevation with associated entrance, external decking, access stair and railings for use by the ancillary restaurant following the conversion of the existing conference room in association with the existing hotel use and the display of 3 x non-illuminated advertisement to the front and side elevations.

The fencing and balustrade design would not detract from the character and appearance of the host building or the wider conservation area as they are of a simple design that matches the balustrade details elsewhere in the locality. The screening would reduce noise transmission to an acceptable level. As such, it is considered that proposal would preserve and enhance the character and appearance of the Bloomsbury Conservation Area and preserve the amenity of adjoining occupiers.

The details provided are in general accordance with the requirements of policy CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the Impact of Development on Occupiers and Neighbours) and DP28 (Noise and Vibration) of the London Borough of Camden Local Development Framework Development Policies. 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission 2014/4201/P granted on 01 December 2014 which need details to be submitted, have been approved.

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



Ed Watson  
Director of Culture & Environment

