

Mr. Julian Sutton
Signet Planning
56 Queen Anne Street
London
W1G 8LA

Application Ref: **2015/0928/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 **4206**

3 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Mentone Hotel
54-56 Cartwright Gardens
London
WC1H 9EL

Proposal:

Extension of bedroom with associated excavation and removal of boiler rooms and walls.

Drawing Nos: 15-01-01, 15-01-02, 15-02-01 Rev A, 15-11-01, 15-11-02, 15-12-01 Rev A, 15-12-02, Design Access and Heritage Statement (reference: Mentone Hotel DAS), Site Location Plan

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 and document: 15-01-01, 15-01-02, 15-02-01 Rev A, 15-11-01, 15-11-02, 15-12-01 Rev A, 15-12-02, Design Access and Heritage Statement (reference: Mentone Hotel DAS), Site Location Plan.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension and associated alterations are subordinate in scale and location to the host building, and respect the character and setting of neighbouring buildings.

The extension will require the removal of two boiler rooms, alterations to walls, and minor excavation to increase the size of an existing bedroom. The extension will be situated at ground level and at the rear of the host building, and will therefore not be visible from the public realm or adjacent properties. Given this, the proposal is not considered to be adverse to the special character of the (Grade II listed) host building, or Bloomsbury Conservation Area.

The extension is contained within a private courtyard, which is screened from adjoining the premises through solid boundary fencing. As the proposal will not exceed the existing fence height, it will not impact on the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or sense of enclosure.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury Conservation Area in accordance with s.66 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, consolidated with amendments since 2011; and paragraphs 14, 17, and 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 Compliance and Enforcement team [Regulatory Services], 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



Ed Watson
Director of Culture & Environment