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Signet Planning  
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W1G 8LA

Application Ref: **2015/1300/L**  
Please ask for: **Simon Vivers**  
Telephone: 020 7974 **4206**

3 June 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

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

Conditions And Reasons:

- 1 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.

- 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 drawings 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.

#### Informative(s):

- 1 Reasons for granting listed building consent.

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 regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it

possesses under s.16 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.

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', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment