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7 Bishops Terrace
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SE11 4UE

Application Ref: **2015/2686/L**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

1 July 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Rosewood Hotel
252 High Holborn
London
WC1V 7EN

Proposal:
Installation of fixed pergola and coordinated terrace seating within internal courtyard of hotel

Drawing Nos: Site location plan 9624-LPS(0)01, (as proposed:) 2058-01, 433-030-001 rev A, 433-030-002 rev A, 433-010-001 rev G.

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 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.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 The canopy cannot be supplemented / enclosed with side panels or screens at a later date without prior consent from the LPA.

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 canopy replaces an untidy and substantial existing array of semi-architectural parasols. It is subordinate to the host building and an appropriate design by virtue of its scale and design. The structure has no side panels, includes a transparent mesh awning. The proposal is now considered sufficiently lightweight which does not detract from the prevailing character of the host building. Due to its size and location, the proposal has no amenity impacts.

Whilst the development will have some impact in terms of introducing a new semi-permanent structure to the courtyard of a listed building; such an extension in this location is reversible and is not considered harmful to the character or appearance of the host grade II listed building, street scene or the Bloomsbury Conservation Area and is recommended to be conditioned that no additional fillers are allowed to the elevations at a later stage.

No objections have been received prior to making this decision. 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 and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, 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 March 2015 (consolidated with alterations since 2011); 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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment