

Mr. Nik Clarke
Morrison Design
103 Belper Road
Derby
Derbyshire
DE1 3ES

Application Ref: **2015/4853/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

7 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
17 Upper Woburn Place
London
WC1H 0HT

Proposal:
Alterations to the glazed facade on the rear elevation in association with the replacement of existing gymnasium with 3 guestrooms to provide additional hotel accommodation.
Drawing Nos: OS Extract, 121, 122, 221 Rev_A, 222, 223, 224, 225; Design and Heritage Statement (dated July 2015).

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: OS Extract, 121, 122, 221 RevA, 222, 223, 224, 225. Design and Heritage Statement (dated July 2015).

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

Informative(s):

- 1 Reason for granting permission

The existing gymnasium is an ancillary use to the hotel which is used by guests and it does not have a separate access onto the road for public use. The additional guestrooms that are proposed would make efficient use of under-used space and meet the strong demand for visitor accommodation in this highly accessible location. The proposal use for additional hotel accommodation is therefore considered acceptable.

The proposed works are largely internal, to the non-original part of the building and cannot be viewed from the wider public realm. The proposed alterations to the rear facade are acceptable in design terms and would not harm the appearance of this listed building or character of the Bloomsbury Conservation Area.

The works will have no impact on amenity of neighbouring properties.

No objections have been raised in relation to the works. The application site's 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 special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 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.

The proposed development is in general accordance with Policies CS5, CS8 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP14, 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 the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 2 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.
- 3 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).

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