

Address:	Royal National Hotel 40-42 Woburn Place London WC1H 0JX		6
Application Number:	2015/7256/P	Officer: James Clark	
Ward:	Bloomsbury		
Date Received:	23 December 2015		
Proposal: Change of use from ancillary hotel restaurant to independent restaurant (Class A3).			
Background Papers, Supporting Documents and Drawing Numbers:			
Planning Statement, Cover letter (Colliers International) dated 23 rd December 2015			
Location Plan (Ref 14E8 EX 001 Rev 00)			
Existing Floor Plan (Ref 14E8 EX 100 Rev 01)			
Proposed Floor Plan (Ref 14E8 LO 100 Rev 01)			
RECOMMENDATION SUMMARY: Grant conditional planning permission			
Applicant:		Agent:	
Imperial London Hotels Royal National Hotel 38-51 Bedford Way London WC1H 0DG		Colliers International 50 George Street London W1U 7GA	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C1	Ancillary restaurant	320sqm
Proposed	A3	Restaurant	320sqm

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	0

OFFICERS' REPORT

Reason for Referral to Committee: This application is reported to the Development Control Committee as it involves the creation of new Class A3 uses [Clause 3(iv)].

1. SITE

- 1.1 The application site relates to a 7-storey building operating as part of a 2500 bedroom Hotel (largest in Central London) and mixed use complex. The site is located on the west side of Woburn Place south of the junction with Tavistock Square/Place, north of Bernard Street and almost directly opposite Coram Street. Premises along the ground floor of Woburn place are entertainment uses and hotels with both independent A3 uses and restaurants ancillary to C1 hotels
- 1.2 The application site is located within the Bloomsbury conservation area. The application site is not located within a Town Centre or Neighbourhood Centre, but is within the designated Central London Area.
- 1.3 The site is located between the designated University Area and the Brunswick Neighbourhood Centre but located outside both. The ancillary restaurant on the ground floor of the hotel currently operates as the "Poppadom Express".

2. THE PROPOSAL

- 2.1 The proposal seeks planning permission for the change of use of the ground floor from a restaurant ancillary to the hotel use (Class C1) to an independent restaurant use (Class A3).
- 2.2 The current operating hours of the ancillary restaurant are from 1200 to 2330 hours Monday to Sunday. The premises restaurant has a site area of 320 sq. m. The application proposes no alterations to the operating hours or any external alterations as part of this application.
- 2.3 The proposed restaurant use would utilise the existing extract duct that runs up the rear of the building and exhausts at a high level. The existing service arrangements will be changed to reflect the new independent function of the A3 restaurant in relation to the hotel. The service arrangements are explained in para 6.15 of the report.

3. RELEVANT HISTORY

- 3.1 **2009/5683/P** - Planning permission was granted on 6th August 2010 the erection of a new internal mezzanine floor and a single storey ground floor rear extension with mezzanine level roof terrace to provide

additional accommodation for existing cafe at Class A3 (reference 2009/5683/P)

3.2 **2007/4076/P** - Planning permission granted was granted on 11th August 2008 for the Change of use of basement level hotel car park (Class C1) to bowling lanes and associated bar (Class D2) (as an extension to existing bowling lanes at basement level below Tavistock Hotel granted permission on 06.12.04 (2004/4310/P).

3.3 **8899229** - Planning permission granted on 19th July 1988 for alterations involving extending the ground floor reception area

4. **CONSULTATIONS**

4.1 **Adjoining Occupiers**

<i>Number of letters sent</i>	12
<i>Total number of responses received</i>	0
<i>Number of electronic responses</i>	0
<i>Number of comments</i>	0
<i>Number of objections</i>	0

4.2 A site notice was erected on the 10th of February 2016 allowing comments until the 3rd of March 2016. An advert in the Ham and High was posted on the 11th of February expiring on the 3rd of March. No responses received.

4.3 The Bloomsbury Conservation Area Advisory Committee were formally consulted on the 9th of February, no comments have been received.

5. **POLICIES**

5.1 **National Planning Policy Framework (NPPF) 2012 London Plan 2015 (consolidated with alterations since 2011)**

LDF Core Strategy and Development Policies (2010)

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS7 – Promoting Camden's centres and shops

CS8 – Promoting a successful and inclusive Camden economy

CS11 – Promoting sustainable and efficient travel

CS14 - Promoting high quality places and conserving our heritage

CS18 – Dealing with our waste and encouraging recycling

CS19 – Delivering and monitoring the Core Strategy

DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP13 – Employment premises and sites

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking
DP19 – Managing the impact of parking
DP20 – Movement of goods and materials
DP21 – Development connecting to the highway network
DP24 – Securing high quality design
DP26 – Managing the impact of development on occupiers and neighbours
DP28 – Noise and vibration
DP29 – Improving access

5.2 **Supplementary Planning Policies**

Camden Planning Guidance (CPG)

CPG1 Design (2015);
CPG5 Town Centres, Retail and Employment (2013)
CPG6 Amenity (2011)
CPG7 Transport (2011)

6. **ASSESSMENT**

6.1 The principal planning considerations are summarised as follows:

- Land use
- Residential Amenity
- Transport and servicing

Land use

6.2 The existing restaurant located on part of the ground floor at the Royal National Hotel is ancillary to the primary C1 hotel use of the building.

Loss of ancillary hotel cafe (Class C1)

6.3 Policy DP12 states that the Council will ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character function, vitality and viability of a centre, the local area or the amenity of neighbours.

6.4 The principle use and operation of the site as a C1 hotel is not considered to be detrimentally impacted as a result of the change from a C1 ancillary restaurant to an independent A3 restaurant. The functionality of the site would not change but would allow the premises to be operated by independent companies that are more specialist adding vitality to the location.

Proposed restaurant (A3) use

6.5 The supporting text to CS7, at para 7.19 notes that food, drink and entertainment uses 'are most appropriately located in commercial areas' of which 'Town Centres and Central London Frontages are considered the most suitable locations for such uses'. The application site is located within the Central London area but outside a designated frontage or any Town or Neighbourhood Centre identified in the LDF. Therefore the application will be assessed on its merits within the

location opposed to a sequential test. Paragraph 4.9 of guidance in CPG5 states that central London frontages are generally considered appropriate locations for new food, drink and entertainment uses, as they have good public transport provision (including late night services) and are busy, commercial streets with limited residential development.

- 6.6 The site has both an internal access from the hotel and an external entrance from Woburn Place. The change to an independent A3 use would remove the internal access to the hotel (C1) but would still be easily accessible for both perspective hotel guests and the general public from Woburn Place, therefore no loss of food and drink services would be lost as a result of the change of use. As such the proposed use as a separate restaurant would not have a harmful impact on the vitality and viability of the Central London Area.
- 6.7 As such, it is considered that the proposed change of use to restaurant would be acceptable and would contribute to the vitality and viability of this part of Central London in accordance with the relevant policies of the Local Development Framework and supplementary planning guidance.

Residential Amenity

- 6.8 The upper floors of the Royal National Hotel are used as hotel rooms as part of the principal C1 use. The application site is predominantly surrounded by other entertainment premises and hotels with some residential dwellings at high levels on adjacent streets.
- 6.9 Policy DP12 (c) considers the impact of new food, drink and entertainment uses on nearby residential uses and states that conditions and obligations are used to manage potential harm to residential amenity including hours of operation.
- 6.10 This application does not propose any additional plant or extract duct and proposes to utilise the existing external plant and extract duct. The lack of any increase in floorspace of the proposed A3 unit or change in existing operating hours was not considered to warrant an acoustic report. There has been no history of complaints related to noise or disturbances on the site and therefore the change to an independent A3 unit is not considered to materially impact the amenity conditions on site. Nevertheless the Council's standard noise condition would be imposed to ensure that the use continues to operate without harm to local residential amenity
- 6.11 The applicant proposes to retain the opening hours of between 1200 and 2330hours therefore, no significant impact would occur in relation to neighbouring amenity from this. It is recommended that the hours of operation are conditioned. It is also recommended that a condition be imposed to ensure no music is played so as to be audible from adjacent premises.

- 6.12 The proposal is considered to comply with Policies CS7, DP12, DP26 and DP28 and subject to appropriate conditions the proposed restaurant will not have a detrimental impact on residential amenity.

Transport and servicing

- 6.13 Policy DP12 d) considers the effect of the development in terms of parking, stopping and servicing. Due to the proposed opening hours of the restaurant the traffic generated by the proposed restaurant use is unlikely to be greater than from the existing level of the ancillary restaurant. It is considered that the site reasonably offsets these concerns by reason of limited parking provision in the area and excellent public transport accessibility (PTAL 6b Highest possible). No parking spaces exist on site and no additional parking spaces are proposed.
- 6.14 The removal of internal access between the proposed independent A3 restaurant and the hotel will result in changed waste management and servicing arrangements. Currently the refuse and recycling is serviced through the hotel and out to a communal refuse collection point located at the service yard. Whilst Transport Officers do not object to servicing from the highway in front of the building, there is a concern that if refuse bins were left for collection on the footway this would attract vermin, considered a health hazard and could impede pedestrian movement contrary to Camden Development Plan DP21. The footway is already narrowed by tables and chairs from this and other food and drink uses along this part of Woburn Place.
- 6.15 The new arrangements will result in waste stored in a dedicated storage area within the premises and then transported via the front entrance around the hotel to the service yard located on Bedford Row. No waste or bins are to be left on the highway at any time and this would be secured by condition.

7. CONCLUSION

- 7.1 The change of use to an A3 restaurant from the existing C1 ancillary restaurant is considered acceptable, given its existing status as an ancillary restaurant and no proposal to increase the floorspace or operating hours, whilst its operation use would not be harmful to residential amenity (subject to conditions relating the opening hours). As such the application is recommended for conditional planning permission.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

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 The development hereby permitted shall be carried out in accordance with the following approved plans Planning Statement, Location Plan (Ref 14E8 EX 001 Rev 00), Existing Floor Plan (Ref 14E8 EX 100 Rev 01), Proposed Floor Plan (Ref 14E8 LO 100 Rev 01)

Reason:

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

- 3 The use hereby permitted shall not be carried out outside the following times 1200 and 2330 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The collection of refuse and waste shall only be from the service yard, located within the hotel site as shown on figure 2.3 of the submitted Planning statement. No refuse is to be left on the highway or in front of the premises.

Reason: To safeguard the amenities of the pedestrian environment and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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).

- 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 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>
- 1 You are advised that condition 3 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.