

Tom Hawkey
DP9
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/5143/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

19 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The Bloomsbury Hotel
16 Great Russell Street
London
WC1B 3NN

Proposal:

Erection of 2 storey extension at ground and basement level within internal lightwell including plant enclosure; lowering of basement floor within the Tavistock Room; erection of canopy to entrance steps (west elevation); installation of bin store within south elevation external lightwell; installation of service lift to internal lightwell; erection of metal and glazed extension with retractable fabric roof to 8th Floor roof and landscaping to passageway including taxi drop-off point.

Drawing Nos: 3810; 3811; 4000; 5010; 5011; 5012A; 5013; 5014; 5015; 5016; 5017; 5018; 1010; 1011; 1012; 1013; 1014; 1015; 1016; 1017; 1018; 1100; 1101; 1102; 1103; 1200; 1300; 1400; 1500; 1501; 1502; 1800; 1802; 2010; 2011; 2012A; 2013; 2014; 2015; 2016; 2017; 2018; 2100; 2101; 2102; 2103; 2104; 2200; 2300; 2400; 2800; 3200; 3300; 3301; 3500; 3501; 3502; 3503; 3600; 3601; 3602; 3800; 3801; 3802; 3805; 3806; 1721-30-113; 1721-30-114; 1721-30-115; 1721-30-S01; 1721-30-111; 1721-30-112; Transport statement prepared by Odyssey Markides dated September 2016; Schedule of Dismantling Works; Cover letter prepared by DP9 dated 19th Sept 2016; Design and Access Statement prepared by Donald Insall Associates dated September 2016; Historic Building Report



Statement prepared by Donald Insall Associates dated September 2016; Structural requirements for ground works prepared by Alan Baxter dated August 2016; Design and Access Statement Addendum dated October 2016; Methodology for Terrazzo Repair prepared by Donald Insall Associates June 2016

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 policy 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:

3810; 3811; 4000; 5010; 5011; 5012A; 5013; 5014; 5015; 5016; 5017; 5018; 1010; 1011; 1012; 1013; 1014; 1015; 1016; 1017; 1018; 1100; 1101; 1102; 1103; 1200; 1300; 1400; 1500; 1501; 1502; 1800; 1802; 2010; 2011; 2012A; 2013; 2014; 2015; 2016; 2017; 2018; 2100; 2101; 2102; 2103; 2104; 2200; 2300; 2400; 2800; 3200; 3300; 3301; 3500; 3501; 3502; 3503; 3600; 3601; 3602; 3800; 3801; 3802; 3805; 3806; 1721-30-113; 1721-30-114; 1721-30-115; 1721-30-S01; 1721-30-111; 1721-30-112; Transport statement prepared by Odyssey Markides dated September 2016; Schedule of Dismantling Works; Cover letter prepared by DP9 dated 19th Sept 2016; Design and Access Statement prepared by Donald Insall Associates dated September 2016; Historic Building Report Statement prepared by Donald Insall Associates dated September 2016; Structural requirements for ground works prepared by Alan Baxter dated August 2016; Design and Access Statement Addendum dated October 2016; Methodology for Terrazzo Repair prepared by Donald Insall Associates June 2016

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

- 4 Before the development commences, evidence that the construction site has been registered with the Considerate Constructors Scheme shall be submitted to the local planning authority.

Reason: To safeguard amenities of adjacent premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP21 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reason for granting permission

The hotel is a grade II listed building which sits within the Bloomsbury Conservation Area. The proposed service lift to an internal lightwell and infilling the lower levels of the other lightwell would provide benefits which include optimising all of the viable spaces in these areas and increasing public access. The installation of the canopy to the new entrance and re-ordering the layout/entrances are seen as acceptable and reversible.

The proposed bin store would require the loss of minor historic fabric and the benefits of moving the bins from this area are seen to outweigh this harm. The bin store within the basement lightwell would require the relocation of 2 condenser units from the south west corner to the south east corner of the basement lightwell.

The proposed 8th floor glazed extension would be set back from the main façade and beyond the existing dormers at 7th floor level. There would be slight views of it from some areas at ground floor level; however these would be minimal and would not impact upon the character and appearance of the buildings as a whole or its setting. The terrace is seen as fully reversible and a lightweight addition with no removal or harm to historic fabric.

The tarmac in the passageway directly in front of the hotel entrance would be replaced with York stone slabs and setts (in a geometric pattern).

The modern concrete floor of the Tavistock Room (basement level) would be excavated by 650mm to allow this room to be converted into a gym with mezzanine level. Given the relatively small amount of excavation proposed a basement impact assessment would not be required in this instance and the level of information provided is considered sufficient.

The proposed basement plant enclosure would be within an internal lightwell. Given the siting of the plant, internally, noise from the plant would not impact on neighbouring occupiers.

The use of the passageway as a taxi drop off (rather than Great Russell Street) is considered acceptable and would remove the existing reliance on the local highway network. The passageway is in the ownership of the hotel and is not public highway. Vehicular movement would be controlled by an on-street concierge who will be responsible for the arrival and departure of the Hotel's guests.

The 8th floor glazed extension with sliding glazing and retractable roof and the

proposed courtyard terraces would have no impact on neighbouring amenity due to their location and the absence of neighbouring dwellings. To the south of the site at roof level is Prospect house which is in office use. Directly opposite the glazed extension at a lower level is the roof of the Dominion Theatre.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making 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.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (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, CS11, CS14 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP20, DP21, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

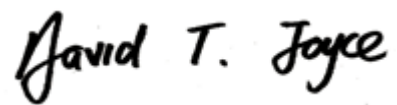
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 You are reminded that any new signage may require advertisement consent and will require listed building consent.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities