

Mr John Robson
Morrison Design Ltd
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Application Ref: **2016/4991/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

23 December 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Hilton Hotel London Euston
17 Upper Woburn Place
London
WC1H 0HT

Proposal:

External & internal alterations to Hotel (Class C1) including installation of new wheelchair access/lift; conversion of 3no basement meeting rooms into guest bedrooms including additional window; conversion of existing restaurant into 4no meeting rooms; relocation of restaurant to ground floor level; and associated works.

Drawing Nos: (Prefix 16): 01, 02, 03, 11 Rev D, 12 Rev B, 13 Rev A, 14 Rev A, 15, 16, 21 Rev C, 22 Rev B; Design & Heritage Statement Rev A

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:



- 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: (Prefix 16): 01, 02, 03, 11 Rev C, 12 Rev B, 13 Rev A, 14 Rev A, 15, 16, 21 Rev C, 22 Rev B; Design & Heritage Statement Rev A

Reason:

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

- 4 Details drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Manufacturer's specification details of the proposed stair lift mechanism, including full details of its appearance to be submitted to the Local Planning Authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and be retained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area and ensure that the equipment would be usable for wheelchair users in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24, DP25 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 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 Reasons for granting permission.

The existing hotel features a number of ancillary uses situated at lower ground floor level including business meeting rooms (B1) and restaurant dining room (A3). They do not feature access independent of the host building and are operated as ancillary spaces, subject to the same opening hours and access arrangements as the host building (with the restaurant being for guests of the hotel). At present, the hotel also has very limited access arrangement for wheelchair users.

The proposed alterations would include the relocation of these existing ancillary uses elsewhere within the building and would not result in any change of use as the relocated uses would remain ancillary to the hotel. The application does not propose any physical alteration to the exterior of the building or any alteration to access arrangements (other than the proposed stair lift) or opening hours. The proposals would allow for the creation of no.3 additional hotel bedrooms, which is not objectionable in land use terms and would represent a minor increase in the context of the existing 156 bedroom hotel. As the Council's policies regarding minimum standard of residential accommodation are in relation to dwellings (C3), objection is not raised to the provision of short stay accommodation (C1) at lower ground level - although it is noted that each new room would feature its own window and would receive a good amount of natural light. The proposed alterations would therefore not be objectionable in land use terms.

The only external alteration proposed would be the installation of a stair lift, attached to the existing railings to the northern side elevation fronting Endsleigh Gardens. The scale and siting of this proposed element means that it would not be considered to cause any impact upon the character and appearance of the host, GII listed property, streetscene or wider conservation area; this element would also result in a direct public benefit in the form of an increase to the number of wheelchair accessible hotel rooms within the Borough. In order to ensure that the detailed design of this equipment minimises its visual prominence however, a condition is recommended for the submission of further details for approval. Subject to the recommended conditions, the proposed alterations are not considered to detract from the character and appearance of the Grade II listed dwelling or the Bloomsbury Conservation Area.

In terms of impact upon residential amenities and local transport, the proposed development will not lead to any significant increase to the level of activity within the property or any change of use. As such it is not considered that the proposals would exacerbate issues of noise and disturbance from comings and goings. The kitchen to serve the proposed GF dining room would remain in its existing basement location and so there would be no need to alter the existing extraction equipment or plant. The proposed stair lift would not cause any detrimental impact in terms of outlook, light or privacy.

No objections have been received prior to making this decision. The planning history has been taken into account in coming to this decision. Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

As such, the proposed development is in general accordance with policies CS1, CS5, CS8, CS9 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP13, DP14, DP16, DP24, DP25, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords the London Plan 2016; and the NPPF.

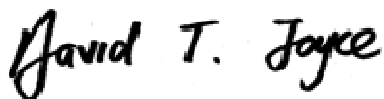
- 4 A full assessment of the impact of the proposed works upon the Grade II listed building was made under Listed Building Consent application 2016/5765/L.

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



David Joyce
Executive Director Supporting Communities