

Mr Steve Fox  
Manalo & White  
Unit 301  
70 Wapping Wall  
London  
E1W 3SS

Application Ref: **2017/1681/P**  
Please ask for: **Leela Muthoora**  
Telephone: 020 7974 **2506**

7 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**The Wesley Hotel**  
**81-103 Euston Street**  
**London**  
**NW1 2EZ**

Proposal:

Replacement of entrance canopy and retention of architectural lighting.

Drawing Nos: (859/) 00/01 revB, 00/02 revB, 01/01 revA, 01/20 revA, 01/21 revA, 01/22 revA, 01/30 revA, 01/31 revA, 01/32 revA, 01/33 revA, 01/34 revA, 02/01 revA, 02/01 revC, 02/01 revC, 02/20 revB, 02/21 revB, 02/22 revB, 02/30 revB, 02/31 revB, 02/32 revB, 02/33 rev B, 02/34 revB, 02/40 revB, 02/50 revB

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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans (859/) 00/01 revB, 00/02 revB, 01/01 revA, 01/20 revA, 01/21 revA, 01/22 revA, 01/30 revA, 01/31 revA, 01/32 revA, 01/33 revA, 01/34 revA, 02/01 revA, 02/01 revC, 02/01 revC, 02/20 revB, 02/21 revB, 02/22 revB, 02/30 revB, 02/31 revB, 02/32 revB, 02/33 rev B, 02/34 revB, 02/40 revB, 02/50 revB.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed canopy above the entrance would replace the existing with the same dimensions and in the same location, which provides a clear guide to its impact. The addition of lighting to the main façade of the building and the underside of the canopy would be positioned to illuminate the architectural features of the building and would be an appropriate level of illumination.

The proposals are not considered to harm the amenity of the neighbouring occupiers in terms of light pollution and privacy as the directional lighting at a low level of illumination would illuminate the intended area only and not negatively impact on the amenity of neighbours.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, C5, D1 and D3 and of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

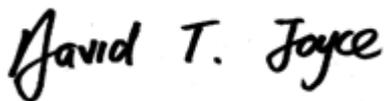
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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.

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  
Director of Regeneration and Planning