

Mr Peter Newman  
Morrison Design Ltd  
St Alkmunds House  
103 Belper Road  
Derby  
DE1 3ES

Application Ref: **2017/4003/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

6 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**92 Southampton Row**  
**London**  
**WC1B 4BH**

Proposal:

Alterations to the glazed frontage adjacent to the hotel access, including the replacement of an existing window at ground floor level with double glazed doors, and the replacement of an existing window with a new window/glazed doorway and associated alterations to the existing low level louvres

Drawing Nos: 12, 13, 14A, 15A, 16B, 17B

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 12, 13, 14A, 15A, 16B, 17B

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

- 3 Before the relevant part of the work is begun, detailed 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:

a). Details including plan, elevation and section drawings at 1:10 of all proposed shopfront windows, doors and ventilation grilles.

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission

The development as originally submitted was for the installation of a replacement recessed glazed frontage with canopy above to provide an external seating area for the restaurant at the hotel. The development as amended is for alterations to two sections of the glazed frontage adjacent to the main hotel access, including the replacement of an existing window at ground floor level with double glazed doors, and the replacement of an existing window with a new window/glazed doorway and associated alterations to the existing low level louvres.

The proposed alterations to the existing windows would match the design of the existing windows and would involve no increase in the size of the openings or alterations to the window positions. The new double doors would match the design of the existing windows and would maintain the existing building line. Overall, the development would mirror the design of the existing building and would not harm the character of the building, the streetscene or conservation area.

The development would not result in any amenity impact on neighbouring properties or impact on highway or pedestrian safety.

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

As such, the proposed development is in general accordance with policies A1, D1, D2 and D3 of the Camden Local Plan 2017.

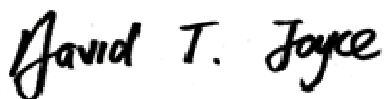
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 search for 'environmental health' on the Camden website 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 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

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