



Application ref: 2017/5453/P
Contact: Samir Benmbarek
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Date: 5 April 2018

Development Management
Regeneration and Planning
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IPA Architects
64 Kings Road
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TW11 0QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Royal National Hotel
38-51 Bedford Way
LONDON
WC1H 0JX

Proposal:

Erection of single storey flat roof extensions to replace existing single storey conservatories and associated alterations to western elevation of hotel building (Use C1)

Drawing Nos: 17H3: EX.001_00 (OS Extract); EX.002_00; EX.1000_00; EX.1001_00; EX.2000_00; EX.2001_00; EX.3000_00; LO.1000_03; LO.1001_02; LO.2000_05; LO.2001_03; LO.3000_03; Planning, Design and Access Statement dated September 2017.

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 and D2 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: 17H3: EX.001_00 (OS Extract); EX.002_00; EX.1000_00; EX.1001_00; EX.2000_00; EX.2001_00; EX.3000_00; LO.1000_03; LO.1001_02; LO.2000_05; LO.2001_03; LO.3000_03; Planning, Design and Access Statement dated September 2017.

Reason:

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

- 4 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:

Manufacturer's specification details of the facing materials used, namely the aluminium cladding, aluminium framing, aluminium perforated screening and glazing system (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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal consists of the removal of the existing conservatories and the erection of replacement extension along the western elevation (Bedford Way) of the Royal National Hotel along the Bedford Way elevation.

The proposed extensions are considered to be of an acceptable form and scale as they mainly encompass the same footprint as the existing conservatories. At the main entrance, the existing retail unit would be extended outwards for the front elevation to be flush with the perimeter and the proposed extensions will cover over the existing basement lightwells at street level. This does not encroach upon the public highway nor would it affect pedestrian use of Bedford Way. The height of the proposed extensions would be lower than the existing conservatories and will feature a flat roof, re-exposing the mezzanine level within the application building.

The proposed extensions would be constructed of powder coated aluminium with aluminium framed glazing which is considered to be sympathetic to the host building's style and age. The glazing and aluminium arrangement of the proposed extensions relate to the window and brickwork arrangement of the hotel floors above. The newly exposed columns between the windows at mezzanine level will be clad in mosaic tiles to match the existing and the original window opening would be reinstated with powder-coated aluminium windows which is considered appropriate.

Other developments within the proposal are the installation of aluminium perforated screens where the existing basement lightwells are located. This is proposed in order to mitigate issues of littering into the basement below where plant is located and its design is considered acceptable. Overall, the design of the proposal is not considered to be detrimental to the character and appearance of the hotel building or the wider Bloomsbury Conservation Area.

A condition will be secured upon approval for further details and samples of the glazing and aluminium used within the proposal including the cladding, framing and perforated screening.

There are no residential uses directly adjacent to the development and therefore, it is considered that the proposal would not affect the amenity of residential occupiers.

This decision is subject to a S106 legal agreement for a highways contribution around the perimeter of the development where it adjoins the public highway to ensure that should the highway be damaged as a result of construction works, it can be repaired.

No objections were received on the proposal. The planning history of the site and relevant appeal decision were taken into account when coming to this decision.

Considerable importance and weight has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 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.

- 3 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).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning