

Application ref: 2018/1434/P
Contact: Samir Benmbarek
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Date: 5 June 2018

Development Management
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London
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GVA
Norfolk House
7 Norfolk Street
Manchester
M2 1DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Royal National Hotel
38-51 Bedford Way
London
WC1H 0DG

Proposal:

Replacement of 3 x telecommunication antennas and associated alterations at roof level of hotel building (Class C1).

Drawing Nos: CMN01: 01 (OS Extract); 02; 03; 06. Planning statement by GVA Grimley Ltd. Dated 21 March 2018.

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 if in CA] 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:

CMN01: 01 (OS Extract); 02; 03; 06.

Planning statement by GVA Grimley Ltd. Dated 21 March 2018.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to replace 3 x existing antennas on the rooftop of the existing eight-storey hotel building including the installation of amplifiers and associated cabling equipment. There is already mechanical plant and telecommunication apparatus located on the roof of the host building and it is not considered that the proposal would add an unacceptable amount of bulk and mass to the building, particularly as the replacement antennas would only be marginally greater in height than the existing antennas at the site.

The location of the proposed equipment at roof level, and its limited visibility from the public realm would ensure no harm is caused to the character of the host building and the appearance of the surrounding Bloomsbury Conservation Area.

Due to its location and the minimal scale of the proposal, the development would not have a harmful impact on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

Special attention has been paid to the desirability of preserving and enhancing the character and 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.

No objections were received prior to making this decision. The application site's planning history and relevant appeal decisions have been taken into account when coming to this decision.

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

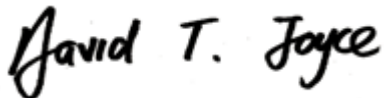
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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).

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