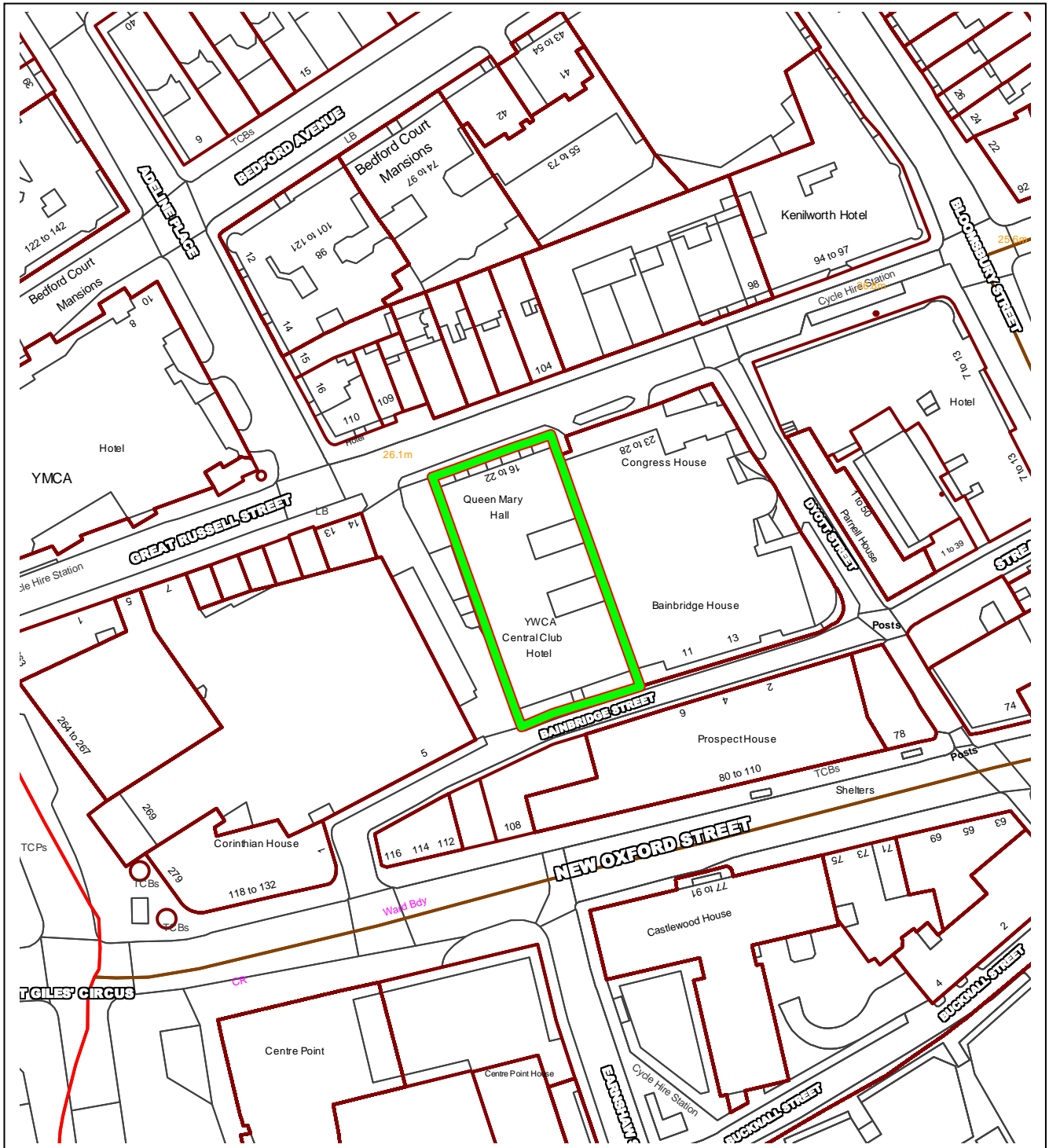


# The Bloomsbury Hotel, 16-22 Great Russell Street - 2018/4012/P & 2018/4460/L



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Site photos



1. View towards west elevation showing the planters, trellis and gate



2. View of front of Bloomsbury Hotel and passageway showing the planters, trellis and gate. The porters lodge at the front of the site does not form part of this application and does not have consent.

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>12/10/2018</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>13/10/2018</b>
<b>Officer</b>		<b>Application Number(s)</b>		
David Peres Da Costa		i) 2018/4012/P ii) 2018/4460/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
The Bloomsbury Hotel 16-22 Great Russell Street LONDON WC1B 3NN		Refer to Draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Installation of removable planters, gate and external heater to north-west corner of passageway to create external seating area (retrospective) including relocation of 9 no. cycle parking stands.				
<b>Recommendation(s):</b>		i) Grant conditional planning permission ii) Grant conditional listed building consent		
<b>Application Type:</b>		i) Full planning permission ii) Listed building consent		

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 19/09/18 to 13/10/18 and the application was advertised in the local paper on 20/09/18 (expiring 14/10/18).</p> <p>No consultation responses were received.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>The Bloomsbury Association objected and raised the following issues:</p> <ol style="list-style-type: none"> <li>1. The additional structures at street level on the west side of the building, by reason of their size, design and location, would be detrimental the setting, character and appearance of the host building, which is Grade II listed.  <i>Officer's comment: This has been addressed at paragraphs 2.1-2.4 of the report.</i></li> <li>2. The proposal would detract from the character of the Bloomsbury Conservation Area contrary to Policy D2 (Heritage) of the London Borough of Camden Local Plan. This is supported by CPG1 (Design) which states that alterations should always take into account the character and design of the property and its surroundings.  <i>Officer's comment: This has been addressed at paragraphs 2.1-2.4 of the report.</i></li> <li>3. While it might be argued that the harm would not be substantial, Policy D2 notes that 'The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.'  <i>Officer's comment: This has been addressed at paragraphs 2.1-2.4 of the report.</i></li> </ol> <p>The Association supports good quality design that will enhance Bloomsbury's streetscape. With such a demonstrable breach of the Council's planning policy and of its supplementary planning guidance, we look to the Council to refuse this application.</p> <p>Bloomsbury Conservation Area Advisory Committee (CAAC)– object</p> <p>Please add our objections to those of the Bloomsbury Association on the basis that the proposal would be yet more paraphernalia and clutter and therefore detrimental to the character of the CA and the setting of the listed building.</p> <p><i>Officer's comment: The proposal has been revised and now omits the porters lodge and Perspex screens. The conservation officer has reviewed</i></p>					

	<p><i>the submission. The seating and planters appear as temporary installations, enlivening the passageway leading to the hotel. Overall, they do not adversely impact the setting of the listed building or the wider conservation area.</i></p>
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## Site Description

The site is a 9 storey building on the south side of Great Russell Street. The building also faces onto Bainbridge Street and the passage between Great Russell street and Bainbridge Street. The building is Grade II listed and was designed by Sir Edwin Lutyens for the Young Women's Christian Association. The building is now in use as a hotel. The application relates to a corner of land to the north west of the hotel adjacent to Great Russell Street and to the passage between Great Russell street and Bainbridge Street.

## Relevant History

**2016/5143/P & 2016/5295/L:** Erection of 2 storey extension at ground and basement level within internal lightwell including plant enclosure; lowering of basement floor within the Tavistock Room; erection of canopy to entrance steps (west elevation); installation of bin store within south elevation external lightwell; installation of service lift to internal lightwell; erection of metal and glazed extension with retractable fabric roof to 8th Floor roof and landscaping to passageway including taxi drop-off point. Granted 19/12/2016

**2017/3808/P:** Variation of condition 3 (approved drawings) of planning permission 2016/5143/P dated 19/12/2016 (for erection of 2 storey extension at ground and basement level within internal lightwell; lowering of basement floor within Tavistock Room; erection of canopy to entrance steps; installation of bin store within external lightwell; installation of service lift to internal lightwell; erection of extension with retractable roof to 8th Floor and landscaping to passageway including taxi drop-off point), namely the replacement of tarmac with resin bound gravel to passageway. Decision pending.

**2017/3807/L:** Variation of condition 2 (approved drawings) of listed building consent 2016/5295/L dated 19/12/2016 (for erection of 2 storey extension at ground and basement level within internal lightwell; lowering of basement floor within Tavistock Room; erection of canopy to entrance steps; installation of bin store within external lightwell; installation of service lift to internal lightwell; erection of extension with retractable roof to 8th Floor and landscaping to passageway including taxi drop-off point), namely the replacement of tarmac with resin bound gravel to passageway and installation of additional dumbwaiter at basement and ground floor. Decision pending.

**EN17/0256:** Timber shed recently erected outside the Bloomsbury Hotel, Lutyens' grade II listed YWCA building. Breach reported 27/02/2017

**EN18/0508:** New fences and screens within curtilage of Listed Building & loss of bike stands. Breach reported 20/06/2018

## Relevant policies

### NPPF 2018

### Draft London Plan 2017

### Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy T1 Prioritising walking, cycling and public transport

### Bloomsbury Conservation Area Statement (2011)

## Assessment

### 1. Proposal

- 1.1. The application seeks retrospective consent for removable planters, gate and external heater to the north-west corner of passageway to create an external seating area. The planters are 0.69m high and there are 1.62m high uprights interspersed along its length to support wire trellis for the planting. The planters and gate would create an enclosed seating area at the north-west corner of the site. The gate matches the height of the uprights (1.62m high). There are 3 existing trees within the seating area and these would be retained as part of the proposal. The cycle parking stands would be relocated. Five stands would be relocated to the front of the site and four stands would be located within the applicant's land on the hotel forecourt adjacent to the passageway.
- 1.2. Revision
- 1.3. Following officer's concerns, the Perspex screens and porters lodge have been omitted from the proposal.

### 2. Assessment

#### Design and heritage issues

- 2.1. The brown brick and stone Bloomsbury Hotel is the former YWCA residential club built in 1928-32 by Sir Edwin Lutyens, Grade II listed and situated in the Bloomsbury Conservation Area. This conservation area is widely considered to be an internationally significant example of town planning, with the dominant characteristic being an interrelated grid of streets which create an attractive residential environment.
- 2.2. The side passage that runs between the application site and the rear of the Dominion Hotel to the west is a private road. Part of the passage way falls within the ownership of the applicant and part falls within the ownership of the Dominion Hotel. The alleyway is part of the character of the conservation area as it is a route through to the back of the buildings such as the Dominion Theatre and clearly opens up to the west side of the hotel providing access and views towards its western elevation.
- 2.3. The application relates to a new external garden area with tables and seating enclosed by movable planters set at the entrance to the passageway leading to the hotel entrance. The structures has already been installed and follows approved works for the refurbishment of the hotel (2016/5295/L). The structures are located on a paved area which has been used for parking and a flower stall in the past.
- 2.4. The conservation officer has reviewed the submission. The seating and planters appear as temporary installations, enlivening this part of the passageway leading to the hotel. The listed building is quite robust and the location and position of the seating and planters at ground floor level would not harm the significance of this elevation as they are moveable structures. They would not extend beyond ground floor level and would still allow the symmetry of this elevation to be appreciated. Overall, they do not adversely impact the setting of the listed building or the wider conservation area.
- 2.5. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 and s. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

#### Amenity

- 2.6. The seating and planters would have minimal impact on neighbouring amenity given their

location adjacent to a significant thoroughfare in the Central London Area.

#### Cycle parking

- 2.7. The relocation of the Sheffield cycle stands to the front of the site and to the side of the hotel is considered acceptable. A condition would be included to ensure the cycle parking was provided as shown on the plans.

### **3. Recommendation**

- 3.1. Grant conditional planning permission and conditional listed building consent

#### **DISCLAIMER**

**The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 7th January 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**



Application ref: 2018/4012/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 21 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**The Bloomsbury Hotel**  
**16-22 Great Russell Street**  
**LONDON**  
**WC1B 3NN**

# DECISION

Proposal:

Installation of removable planters, gate and external heater to north-west corner of passageway to create external seating area (retrospective) including relocation of 9 no. cycle parking stands.

Drawing Nos: Design and Access Statement prepared by Donald Insall Associates; Site location plan; Historic Building Report prepared by Donald Insall Associates dated August 2018; 1100; 1012; 2012 Rev B; 2100 Rev B

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement prepared by Donald Insall Associates; Site location plan; Historic Building Report prepared by Donald Insall Associates dated August 2018; 1100; 1012; 2012 Rev B; 2100 Rev B

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

- 3 The cycle storage area for 9 cycles hereby approved shall be provided in its entirety within 3 months of the date of this decision and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

**DRAFT**

Informative(s):

- 1 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).
- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQApplication Ref: **2018/4460/L**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

21 December 2018

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**Address:  
**The Bloomsbury Hotel**  
**16-22 Great Russell Street**  
**LONDON**  
**WC1B 3NN****DECISION**

## Proposal:

Installation of removable planters, gate and external heater to north-west corner of passageway to create external seating area (retrospective) including relocation of 9 no. cycle parking stands.

Drawing Nos: Design and Access Statement prepared by Donald Insall Associates; Site location plan; Historic Building Report prepared by Donald Insall Associates dated August 2018; 1100; 1012; 2012 Rev B; 2100 Rev B

The Council has considered your application and decided to grant subject to the following condition(s):

## Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement prepared by Donald Insall Associates; Site location

Executive Director Supporting Communities



plan; Historic Building Report prepared by Donald Insall Associates dated August 2018; 1100; 1012; 2012 Rev B; 2100 Rev B

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
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Yours faithfully

Director of Regeneration and Planning