

Application ref: 2017/3808/P  
Contact: David Peres Da Costa  
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Date: 10 April 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Variation or Removal of Condition(s) Granted**

Address:

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

Proposal: 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 (part retrospective).

Drawing Nos:

Superseded: 3200; 2011; 2012 Rev A; 3811;

Proposed: 3200 Rev A; 3821; 3822; 3823; 7012 Rev 2; 7011 Rev 4; 7811 Rev 3

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 the original planning permission ref 2016/5143/P

dated 19/12/2016.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 of planning permission 2016/5143/P shall be replaced with the following condition:

### REPLACEMENT CONDITION 3

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

3810; 4000; 5010; 5011; 5012A; 5013; 5014; 5015; 5016; 5017; 5018; 1010; 1011; 1012; 1013; 1014; 1015; 1016; 1017; 1018; 1100; 1101; 1102; 1103; 1200; 1300; 1400; 1500; 1501; 1502; 1800; 1802; 2010; 2013; 2014; 2015; 2016; 2017; 2018; 2100; 2101; 2102; 2103; 2104; 2200; 2300; 2400; 2800; 3200 Rev A; 3300; 3301; 3500; 3501; 3502; 3503; 3600; 3601; 3602; 3800; 3801; 3802; 3805; 3806; 1721-30-113; 1721-30-114; 1721-30-115; 1721-30-S01; 1721-30-111; 1721-30-112; Transport statement prepared by Odyssey Markides dated September 2016; Schedule of Dismantling Works; Cover letter prepare by DP9 dated 19th Sept 2016; Design and Access Statement prepared by Donald Insall Associates dated September 2016; Historic Building Report Statement prepared by Donald Insall Associates dated September 2016; Structural requirements for ground works prepared by Alan Baxter dated August 2016; Design and Access Statement Addendum dated October 2016; Methodology for Terrazzo Repair prepared by Donald Insall Associates June 2016; 3821; 3822; 3823; 7012 Rev 2; 7011 Rev 4; 7811 Rev 3

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

- 4 Before the development commences, evidence that the construction site has been registered with the Considerate Constructors Scheme shall be submitted to the local planning authority.

Reason: To safeguard amenities of adjacent premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

### Informative(s):

- 1 Reason for granting permission

The hotel is a grade II listed building which sits within the Bloomsbury

## Conservation Area.

The amendments relate to the external passageway. The existing tarmac would be replaced with resin-bound permeable paving with York stone slabs and stone setts outside the entrance. This would represent a minor alteration to the approved scheme that has been carried out.

The above works are not considered to cause harm to the significance of the listed building and are in line with the previous consented scheme. The proposed works would preserve and enhance the character and appearance of the conservation area.

The planning and appeal history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (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.
- 4 You are reminded that any new signage may require advertisement consent and will require listed building consent.

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 2019.

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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer