

Application ref: 2017/3807/L
Contact: David Peres Da Costa
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Date: 10 April 2019

Development Management
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DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

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

Proposal: 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 (part retrospective).

Drawing Nos:

Superseded: 2011; 2012 Rev A; 3811; 3200

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted must be begun not later than the end of

three years from the date of the original listed building consent ref 2016/5295/L dated 19/12/2016.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 For the purposes of this decision, condition no.2 of listed building consent 2016/5295/L shall be replaced with the following condition:

REPLACEMENT CONDITION 2

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

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.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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

Informative(s):

- 1 Reasons for granting listed building consent.

This s19 application seeks to vary condition 2 of the previous listed building consent (2016/5295/L). Condition 2 states 'the works hereby approved are only those specifically indicated on the drawing(s) referred to above'. The applicant seeks to vary condition 2 so that it refers to the revised drawings submitted as part of this application. Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'any person interested in a listed building with respect to which listed building consent has been granted subject to conditions may apply to the local planning authority for the variation or discharge of the conditions'. The Council's Legal officers have confirmed that

this would be an acceptable approach.

The amendments relate to the following works: an additional dumb waiter proposed within the back of house service area at basement and ground floor level and revisions 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.

The above works are not considered to cause harm to the significance of the listed building consent and are in line with the previous consented scheme.

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 and its features of special architectural or historic interest, under s.16 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 policy D2 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 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 You are reminded that any new signage may require advertisement consent and will require listed building consent.
- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 5 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 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