

Application ref: 2018/0037/L
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Iceni Projects
Flitcroft House
114-116 Charing Cross Road
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WC2H 0JR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
135-149 Shaftesbury Avenue
London
WC2H 8AH

Proposal: The comprehensive refurbishment of the existing Grade II listed building and the provision of a new two storey roof extension and new basement level, providing a new four-screen cinema (Class D2) and spa (sui generis) at basement levels, a restaurant/bar (Class A3/A4) at ground floor level, a 94-bed hotel (Class C1) at part ground and first to sixth floors and associated terrace and bar (Class A4) at roof level, together with associated public realm and highways improvements.

Drawing Nos: 2818-JW-001, 2818-JW-002, 2818-JW-011, 2818-JW-012, 2818-JW-013, 2818-JW-014, 2818-JW-015, 2818-JW-016, 2818-JW-017, 2818-JW-018, 2818-JW-019, 2818-JW-051, 2818-JW-052, 2818-JW-053-P02, 2818-JW-054-P02, 2818-JW-055-P02, 2818-JW-056-P02, 2818-JW-057-P02, 2818-JW-058, 2818-JW-059, 2818-JW-102-P02, 2818-JW-110-P02, 2818-JW-111-P02, 2818-JW-112-P02, 2818-JW-113-P02, 2818-JW-114-P02, 2818-JW-115-P02, 2818-JW-116-P02, 2818-JW-117-P02, 2818-JW-118-P02, 2818-JW-119-P02, 2818-JW-120-P02, 2818-JW-121-P02, 2818-JW-122-P02, 2818-JW-040, 2818-JW-041, 2818-JW-042, 2818-JW-091-P02, 2818-JW-092-P02, 2818-JW-140-P02, 2818-JW-141-P02, 2818-JW-142-P02, 2818-JW-147, 2818-JW-030-P02, 2818-JW-031-P02, 2818-JW-032, 2818-JW-033-P02, 2818-JW-034-P02, 2818-JW-081-P02, 2818-JW-082-P02, 2818-JW-083-P02, 2818-JW-084-P02, 2818-JW-130-P02, 2818-JW-131-P02, 2818-JW-132-P02, 2818-JW-133-P02, 2818-JW-134-P02, 2818-JW-143-P02, 2818-JW-144-P02, 2818-JW-135-P02, 2818-JW-136-P02, 2818-JW-137-P02, 2818-JW-138-P02, 2818-JW-145-P02, 2818-

JW-146-P02, 2818-JW-200-P02, 2818-JW-201-P02, 2818-JW-202-P02, 2818-JW-203-P02, 2818-JW-204-P02, 2818-JW-205-P02.

Documents: Design & Access Statement dated March 2018, Air quality Assessment dated December 2017, Drainage and SuDS strategy report dated November 2017, SuDS proforma dated 13/04/2018, Overheating analysis dated April 2018, Energy statement dated April 2018 rev1, Sustainability statement dated December 2017, Statement of community engagement dated December 2017, Preliminary ecological appraisal dated November 2017, Planning statement dated December 2017, The need for renewal report dated December 2017, Heritage and Townscape Assessment dated December 2017, Archaeological desk based assessment dated 2017, Building condition report by Hallas & Co. dated August 2017, Transport statement dated December 2017, Framework travel plan dated December 2017, Daylight, sunlight & overshadowing report, Environmental noise survey report dated December 2017, Draft construction management plan dated December 2017, Draft delivery and service management plan dated December 2017, Construction method statement & Basement impact assessment dated December 2017, Operational management plan dated March 2018.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed rooftop extension, by reason of the proposed height, mass, detailed design and materials would compromise the form, architectural character and historic interest of the host listed building, and in combination with the change of its main use to a hotel, would result in less than substantial harm to the significance of the host listed building and nearby surrounding Seven Dials and Denmark Street Conservation Areas, contrary to Policy D2 (Heritage) of the Camden Local Plan 2017.

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



Daniel Pope
Chief Planning Officer