

Application ref: 2021/1719/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Alfonso di Popolo
Carlton Hotel
Birkenhead Street
WC1H 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**23-25 Argyle Square
London
WC1H 8AS**

Proposal:

Reinstatement of the original sash windows to the front elevation; replacement of casement windows in rear elevation with timber sash windows; alterations to existing rear extensions at nos. 23 and 24 and erection of new ground floor/basement rear extensions at no. 25 to create additional hotel guest rooms

Drawing Nos: L000, EX00, EX01, EX02, EX10, EX20, EX21, PL00, PL01, PL02, PL10A, PL11, PL20A, Proposed Front Elevation ARG-LGA-ZZ-XX-DR-A-1000, PL22A, Design & Access Statement, Heritage Assessment, Engineering Assessment & Subterranean Construction Method Statement (CSE Consulting - March 2022)

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 The development hereby permitted shall be carried out in accordance with the following approved drawings/documents:
L000, EX00, EX01, EX02, EX10, EX20, EX21, PL00, PL01, PL02, PL10A, PL11, PL20A, Proposed Front Elevation ARG-LGA-ZZ-XX-DR-A-1000, PL22A, Design & Access Statement, Heritage Assessment, Engineering Assessment & Subterranean Construction Method Statement (CSE Consulting - March 2022)

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

- 3 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.

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of development, full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance;
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
 - iii. full details of planting species and density.

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The buildings are situated in the Bloomsbury Conservation Area and they are Grade II Listed buildings, as are all the other buildings in Argyle Square. The application properties have casement windows on the ground and first floors, including arched windows on the ground floor with spiral bars. The second and third floors have six-over-six sash windows in the front elevation. The (main) rear elevations have casement windows on all floors. Nos, 23 and 24 have historical two storey (ground and basement) rear extensions (with sash windows). No. 25 has no extensions but external steps down to the basement at the rear.

The removal and reconfiguration of the existing rear extensions would result in the removal of historic fabric including stone steps but the replacement sash windows in the main rear elevations of the buildings would 'off-set' the loss of historic fabric at the rear and represent a public benefit.

The proposal would comply with the advice in the NPPF on heritage assets because, although a 'less than substantial' degree of harm would be caused to the significance of the Listed buildings by the removal of the rear extensions, this would be outweighed by the benefit gained by the installation of the replacement timber sash windows such that there would be no net harm and the architectural and historic merits of the Listed buildings would be safeguarded.

The proposal to reinstate and provide original style windows in the front and rear elevations (including the arched windows with curved glazing patterns on the ground floor at the front and traditional sash windows above) is considered acceptable.

The provision of a green roof on the extension to the rear of no. 25 is welcomed in terms of the Council's policies for biodiversity and heritage. However, a condition is recommended to secure details of species, construction and maintenance in the interests of securing its longevity.

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

The proposal to increase the number of hotel rooms here would comply with policy E3 (Tourism) which favours the provision of hotel accommodation in the Central London area. The site is in a highly accessible location and the proposal would be unlikely to generate significantly increased levels of car use to the detriment of the Council's policies (CC1 and CC2) for climate change or transport infrastructure (T3). It is expected that staff and visitors would use

sustainable methods of transport. There are on-street parking spaces which could be used by construction vehicles without detriment to highway safety or amenity.

The proposals would not result in any loss of amenity for any neighbouring occupiers. Single storey in height and situated behind the boundary walls, the rear extensions would not overshadow any neighbouring rooms or gardens or result in any undue loss of outlook. There are flats within the adjoining buildings to the side (49 Argyle Street) and rear. However, given the existing use and layout and the proposed height of the extensions which would not exceed the boundary walls/fences, there would be no loss of privacy, light or outlook for any neighbouring occupiers.

- 2 The proposals would involve excavation of the rear yard to allow an extension to the existing basement level plus reconfiguration of the ground floor extensions to cover the full footprint of the rear yard. A Basement Impact Assessment has been submitted in accordance with policy A5 to assess for potential impacts on land stability and local ground and surface water conditions. The Basement Impact Assessment has been audited by the Council and it is accepted that the development will not significantly impact the hydrogeology or slope stability of the wider area. It is accepted that the proposed development will have no significant impact on the wider hydrological environment nor on neighbouring properties.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A5, D1, D2, E3, CC1, CC2, T1 and T3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for

'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer