



Appeal Decision

Site visit made on 9 October 2019

by Paul Dignan MSc PhD

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 4 November 2019

Appeal Ref: APP/X5210/C/19/3223807

St Giles Hotel, 12 Bedford Avenue, London, WC1B 3GH.

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - The appeal is made by St Giles Hotel against an enforcement notice issued by the Council of the London Borough of Camden.
 - The enforcement notice, numbered EN18/1022, was issued on 21 February 2019.
 - The breach of planning control as alleged in the notice is without planning permission: A panel of artificial greenery erected at fascia on the Bedford Avenue elevation of the hotel.
 - The requirements of the notice are: 1. Completely remove the panel of greenery from the fascia level on the Bedford Avenue elevation of the building; and 2. Make good any resulting damage following the completion of the above works.
 - The period for compliance with the requirements is 1 month.
 - The appeal is proceeding on the grounds set out in section 174(2)(a) of the Town and Country Planning Act 1990 as amended. The application for planning permission deemed to have been made under section 177(5) of the Act as amended also falls to be considered.
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Decision

1. The appeal is dismissed and the enforcement notice is upheld. Planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

Reasons

2. The sole ground of appeal is ground (a), which is that planning permission should be granted for the matters comprising the breach of planning control described in the notice, and this is accompanied by a deemed planning application.
3. The St Giles Hotel building dates from the 1970's and is regarded as a good example of the 'brutalist' architecture of that period, having massive structural elements of exposed concrete. The hotel entrance is on Bedford Avenue and the appeal concerns a panel of artificial plants erected above the bar/bistro frontage beside the main hotel entrance. The panel occupies a prominent position on the building frontage and clashes unsympathetically with the otherwise coherent appearance of the building. It is a discordant and incongruous addition which materially alters the external appearance of the building to its detriment. As such it conflicts with Camden Local Plan Policy D1, which expects development to respect local context and character. The appeal fails accordingly, and planning permission is refused.

Paul Dignan INSPECTOR