

Application ref: 2023/2187/P
Contact: Sam Fitzpatrick
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Date: 5 July 2023

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Refused and Warning of Enforcement Action to be Taken

Address:

**112a Great Russell Street
London
WC1B 3NP**

Proposal:

Details required by condition 9 (report of validation test of plant noise levels) of planning permission 2022/5446/P dated 19/04/2023 to vary planning permission ref: 2015/3605/P granted on appeal (ref: APP/X5210/W/16/3147078 dated 04/10/2016) for change of use of part ground floor and basement levels -4 and -5, including alterations to openings, walls and fascia on ground floor elevations on Great Russell Street and Adeline Place, from Car Park (sui generis) to an underground hotel (Class C1).

Drawing Nos: Cover Letter; Acoustic Impact Assessment

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The submitted acoustic impact assessment fails to demonstrate that the installed plant complies with the acceptable noise thresholds secured by condition 9 of application 2022/5446/P, resulting in noise and disturbance to the detriment of the residential amenities of adjoining occupiers. As such, the resulting associated harmful noise and disturbance from the operational plant is contrary to policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017

Informative(s):

1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer