

Application ref: 2022/5055/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

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Paul Dickinson and Associates  
Highway House  
Lower Froyle  
GU34 4NB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Holiday Inn London Camden Lock**  
**30 Jamestown Road**  
**London**  
**NW1 7BY**

Proposal:

Construction of a roof extension at fifth floor level to provide 11 additional rooms and replacement rooftop plant and associated external works.

Drawing Nos: A 025 010 P0; A 025 011 P0; A 025 012 P0; A 025 013 P0; A 025 014 P0; A-100-001 P0; A-100-002 P0; A-100-003 P0; 1808 A110 001P2; 1808 A110 002P2; 1808 A110 003P2; 1808 A110 005P2; Construction Management Plan dated 04th Nov 2022 prepared by Paul Dickinson & Associates; Heritage and Townscape Statement prepared by Fiona Williams dated 4th November 2022; Noise Impact Assessment dated 9th November 2022 prepared M G Roberts; Planning Statement dated November 2022 prepared Paul Dickinson and Associates; Servicing Management Plan dated November 2022; Transport Statement dated November 2022 prepared Paul Dickinson and Associates; Energy & Sustainability Statement Rev 'G' Dated 14th November 2023 prepared by 4C Group

The Council has considered your application and decided to grant permission subject to the following conditions:

- 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 plans;

A 025 010 P0; A 025 011 P0; A 025 012 P0; A 025 013 P0; A 025 014 P0; A-100-001 P0; A-100-002 P0; A-100-003 P0; 1808 A110 001P2; 1808 A110 002P2; 1808 A110 003P2; 1808 A110 005P2; Construction Management Plan dated 04th Nov 2022 prepared by Paul Dickinson & Associates; Heritage and Townscape Statement prepared by Fiona Williams dated 4th November 2022; Noise Impact Assessment dated 9th November 2022 prepared M G Roberts; Planning Statement dated November 2022 prepared Paul Dickinson and Associates; Servicing Management Plan dated November 2022; Transport Statement dated November 2022 prepared Paul Dickinson and Associates; Energy & Sustainability Statement Rev 'G' Dated 14th November 2023 prepared by 4C Group

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to occupation of the development hereby permitted, details of 2x Sheffield stands shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be implemented in full in accordance with the approved details before the use hereby permitted commences and shall thereafter be retained solely for its designated use.

Reason: To ensure adequate cycle parking is available on site, to promote sustainable modes of transport, and so safeguard the visual amenity of the area in accordance with policies A1 and T1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission;

The proposed fifth floor extension would provide 11 additional rooms for the existing hotel. The existing plant at fifth floor level would be relocated to the roof. The existing western light well will be extended down from the second floor to the first floor level to provide additional light to the ground floor of the hotel.

The fifth floor extension would be curved in form so it would appear as a coherent continuation of the building and as such would not be detrimental to the character or appearance of the building. Due to the size and location of the extension being set back from the existing roofline, the extension would be subordinate to the main building and the height in this location is not considered to be harmful. The additional rooms would be provided in the gap between the application site and the neighbouring property of 32 Jamestown Road. The additional 11 rooms would be included within the remodelled 5th Floor and would be built where there is current communal space and existing external plant. It is considered that the proposed roof extension would preserve the character and appearance of the host property, streetscene and this part of the conservation area.

The plant at roof level would be curved in form so it would mirror the shape and design of the fifth floor extension proposed and the application site. The plant would be set back from roof, as a result the plant would only be slightly visible from the streetscene. The plant would respect the design of the host building and is considered acceptable

The proposal also includes extending the existing lightwell to provide additional light. The lightwell would be not be visible from the streetscene and is considered acceptable and would not harm the character and appearance of the host property, streetscene and this part of the conservation area.

The additional massing would be substantially recessed for there to be no impact on the amenity of adjoining residential occupiers in terms of daylight/sunlight and outlook. The proposed terrace would not lead to any overlooking to neighbouring properties.

The Council's Environmental Health officer has reviewed the information and considers it to be acceptable, subject to noise compliance and anti-vibration pads being secured by planning condition. The development would not result in

a material impact on the amenity of neighbouring properties in terms of noise. The development due to its scale, siting and design are also not considered to cause harm to the amenity of the neighbouring properties in terms of loss of light, privacy or overlooking.

The submitted energy assessment outlines that other passive measures have been satisfactorily explored and implemented where feasible and that energy efficient units have been selected to achieve sufficient cooling for the office environment. The development has also demonstrated a CO2 reduction energy efficiency measures and maximisation of renewable technologies (ASHPs). Therefore in this instance the development complies with policies CC1 and CC2.

In relation to fire safety, the applicant has confirmed that the external materials would match those of the existing buildings and due to the proposal only adding additional rooms and not a lift or stair core, the existing evacuation strategy for the building would not be affected nor altered in anyway by the proposed development. The proposed development would not affect access for equipment for fire-fighting nor assessmby points and is therefore considered acceptable.

In line with Policy T1 we expect cycle parking at developments to be provided in accordance with the standards set out in the London Plan. Due to limited availability on site, 2 Sheffield stands would be acceptable and would be secured by Condition.

- 2 In accordance with Policy T2 of the adopted Camden Local Plan, we expect all development to be car free. No off-street parking is currently provided, other than a small servicing area off the access road. On-street Business parking permits will only be agreed where there are special requirements justified, and so this control is deemed sufficient and proportionate to ensure the development is car-free in this particular case, without the need for a Section 106 Agreement.

No objections were received during the statutory consultation period. The site's planning history were taken into account when coming to this decision.

Special regard has been given to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

As such, the proposed development is in general accordance with policies G1, CC1, CC2, A1, A4, D1, D2. T1 and T2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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.

- 4 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).
- 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](http://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 the National Planning Policy Framework.

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



Daniel Pope  
Chief Planning Officer