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WALSINGHAM PLANNING

SPECIALIST PLANNING & DEVELOPMENT CONSULTANTS

Planning Statement

London Marriott Regents Park
King Henry's Road, London NW3 3ST

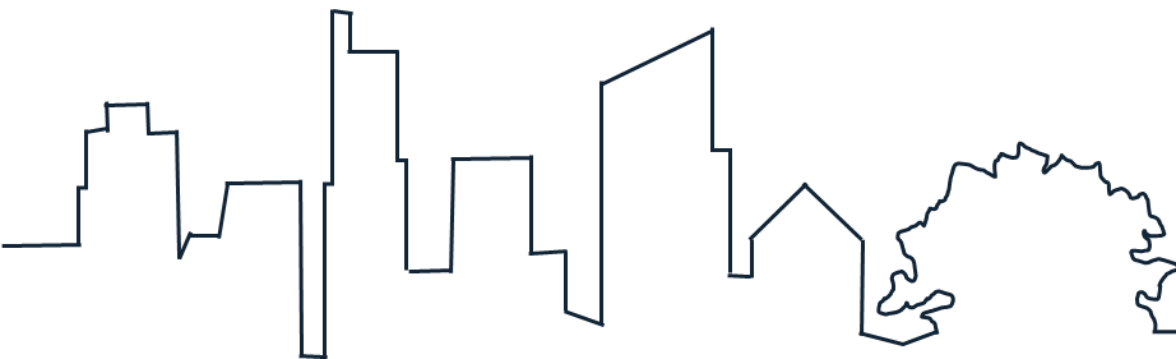
On behalf of Gold Diamond D Regents Park 2005 Ltd

JULY 2024

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I INTRODUCTION

- I.1 Walsingham Planning has been instructed by Gold Diamond D Regents Park 2005 Ltd to submit an application for planning permission to the London Borough of Camden for the installation of a new replacement window system and structure at 7th floor level at the London Marriott Regents Park Hotel. The description of development is as follows:

“Replacement window system and structure at 7th floor level”

- I.2 This statement will set out why no harm will arise from the proposed development whilst at the same time the scheme benefits include visual, functional, performance, and sustainability enhancements to the building.

- I.3 This report provides background information on the site and an assessment of the proposals in relation to planning policy and other material considerations, and is set out under the following sections:

- Chapter 2 provides the factual background to the site;
- Chapter 3 sets out the proposals and their evolution;
- Chapter 4 sets out the relevant planning policy and guidance;
- Chapter 5 discusses the planning issues and considerations; and
- Chapter 6 sets out the conclusion.

Supporting information

- I.4 This Planning Statement should be read in conjunction with the following documents and drawings submitted in support of the application:

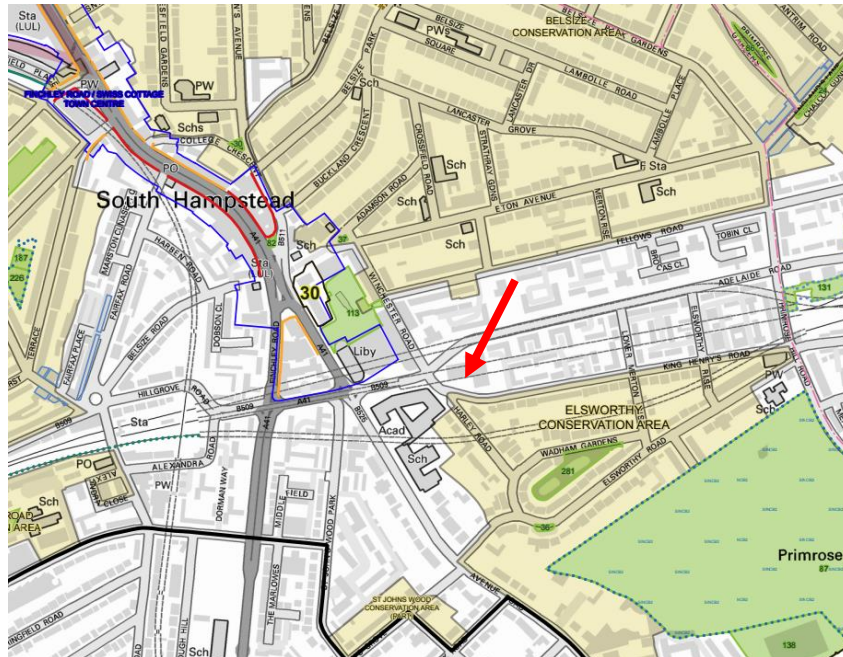
- Site Location Plan
- Full suite of existing and proposed drawings, prepared by LMA Architects
- Design & Access Statement, prepared by LMA Architects

2 SITE AND SURROUNDINGS

- 2.1 The application site is London Marriot Hotel Regents Park, which is bounded by King Henry's Road to the south and Adelaide Road to the north.
- 2.2 The site comprises of 3 blocks linked together via walkways and is use as a Class CI hotel. Within this overarching use is a Carluccio's restaurant operating on the ground floor.
- 2.3 This application specifically relates to the 7th floor level of the hotel only, and the glazing system which forms the window and roof of public areas.



- 2.4 This building is not listed, but the site borders the Elsworthy Conservation Area which lies immediately to the south, and Swiss Cottage Library which is also grade II listed is a short distance to the west of the site.
- 2.5 Swiss Cottage tube station and Finchley town centre lies a short distance to the west of the site
- 2.6 This site is at a medium risk of surface water flooding but resides in flood zone I.
- 2.7 The site is a highly sustainable location, located within the town centre within walking distance to shops, services, and with excellent access to various public transport options.



Planning History

- 2.8 In January 2016 permission was granted for various minor external alterations at ground floor level, including the installation of two new entrance doorways and accessibility ramp, and the erection of a canopy plus associated hard and soft landscaping (2015/6138/P).
- 2.9 In April 2011 permission was granted for the resurfacing from brick pavements to tarmac finish, of existing front forecourt to hotel (2011/1186/P).
- 2.10 In April 2000 minor works were permitted to be undertaken including new doors, new louvres, heat pump, and ducting to the east elevation (PEX0000233).
- 2.11 In December 1999 full planning permission was granted for the erection of a single storey extension to the existing residents lounge at the 6th floor (PE9900766).
- 2.12 In December 1998 permission was granted for the erection of a single storey roof extension over the existing ground floor store room, and a single storey extension within the loading in the basement area (PE9800769).
- 2.13 In January 1977 permission was granted for erection of canopies over the existing floor arched windows on the west elevation fronting the junctions of Adelaide and King Henry's Roads (23908)
- 2.14 There are numerous historic applications for signage at this property.

3 THE PROPOSAL

- 3.1 The building is currently in Class C1 Hotel use, with an ancillary ground floor restaurant use. As shown in the planning history, the building has a long planning history and has been significantly altered internally in association with this use.
- 3.2 It is proposed that there will be a replacement of the level 7 glazing system, repairs to the restaurant glazing system, installation of new secondary glazing to 10 rooms, and replacement of damaged glazing panels at ground floor level.
- 3.3 Marriott Hotels pride themselves on their sustainability efforts and are always looking at ways where they can embed sustainability in to their business strategy.
- 3.4 By enhancing window glazing, this development therefore presents an opportunity to increase the energy efficiency of the hotel, providing a benefit to the building's sustainability credentials and the guest experience.
- 3.5 The replacement glazing will also be a visual improvement on what is there at this time, in turn enhancing the setting of the adjacent conservation area.
- 3.6 This proposed glazing will also have noise mitigation advantages over the old glazing, benefiting other hotel residents and members of the public.
- 3.7 Therefore, hotel guests, members of the public, and nearby residents nearby are all set to benefit from the environmental and visual benefits of this proposal, with there being no material drawbacks to this scheme.

4 RELEVANT PLANNING POLICY

- 4.1 Section 38(6) of the 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 In this case the Development Plan comprises The London Plan (2021) and the London Borough of Camden Local Plan (2017).
- 4.3 The National Planning Policy Framework and associated guidance is also highly relevant to this application.

London Plan (2021)

- 4.4 Policy D3 seeks to optimise site capacity through the design-led approach to determine the most appropriate form. The policy continues with paragraph D11 stating that development should “respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.”
- 4.5 Policy D4 relates to delivering good design, it states that Design & Access Statements should demonstrate that the proposal meets the design requirements of the London Plan. Proposals’ design should be thoroughly scrutinised by borough planning, urban design, and conservation officers.
- 4.6 Policy D8 seeks to ensure that proposals consider and enhance the public realm.
- 4.7 Policy D12 states that all development proposals must achieve the highest standards of fire safety. It goes on to state that all major developments should be submitted with a Fire Statement, produced by a third party, suitably qualified assessor.
- 4.8 Policy D14 requires that development proposals should mitigate and minimise potential sources of noise from within.
- 4.9 Policy HCI relates to heritage conservation and growth. It states that “development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and

identify enhancement opportunities by integrating heritage considerations early on in the design process.

- 4.10 Finally, Policy E10 states that London's tourism industry should be enhanced and promoted.

Camden Local Plan (2017)

Policy D1 states that the council will seek to secure high quality design in development which respects the local context and character, preserves and enhances the historic environment, and heritage environment and integrates well with the surrounding environment.

Policy D1 also relates to tall buildings and states that any proposal will be given particular attention to how the building affects the historic context of the buildings surroundings.

Policy D2 requires that a development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Policy CC1 supports and encourages sensitive energy efficiency improvements to existing buildings.

Policy CC2 states that all development should adopt climate change adaption measures.

Policy E3 recognises the importance of the tourism industry and supports visitor accommodation.

- 4.17 Policy A3 seeks to protect trees and vegetation.

National Planning Policy Framework

- 4.18 The National Planning Policy Framework sets out the Government's intention for the planning system to contribute to the achievement of sustainable development, performing an economic, social and environmental role.

- 4.19 At the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 11) which for decision-taking means that development proposals that accord with the development plan should be approved without delay.

Design

4.20 Section 12 seeks to achieve well-designed and beautiful places. Paragraph 131 states that “the creation of high-quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect to creating sustainable development and making better places for people to live and work in, helping to make development acceptable to communities.”

4.21 Paragraph 135 continues, stating that planning policies and decisions should ensure that developments:

- a. *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.”*

4.22 Finally, paragraph 139 states:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) *development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) *outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”*

Heritage

- 4.23 Paragraph 200 states that “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”
- 4.24 Paragraph 208 states that “*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*”

Energy and Sustainability

- 4.25 Paragraph 159 sets out that new development should be planned for in ways that are more resilient to the range of impacts arising from climate change and also that can help to reduce greenhouse gas emissions.

Biodiversity and the natural environment

- 4.26 Section 15 seeks to conserve and enhance the natural environment. Paragraph 180 states how “*planning policies and decisions should contribute to and enhance the natural and local environment by*” amongst other things “*d) minimising impacts on and providing net gains for biodiversity.*”
- 4.27 Paragraph 186 continues, stating that “*When determining planning applications, local planning authorities should apply the following principles ... while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*”
- 4.28 The application of the policies and guidance set out above is discussed in detail in the next chapter.

5 PLANNING ASSESSMENT

Design

- 5.1 The existing glazing at 7th floor level is in need of repair. It is tired, dilapidated, is unattractive, and is performing poorly as a high level glazing system for the hotel.
- 5.2 Replacing the glazing and the frame system will enhance the physical appearance of the building both internally and externally.
- 5.3 The new glazing system will be a modern, clean, elegant, lightweight design that will be well suited to the main host building below. It will be contemporary in appearance and utilise high quality materials, a stark contrast to the existing system currently in situ.
- 5.4 In addition to the main element of the proposal at 7th floor level, there will also be repairs to the restaurant glazing and to the windows to 10 bedrooms. These are considered like for like repairs which do not require planning permission in their own right, however they are included in this application for completeness.
- 5.5 The guest experience will be enhanced with a modern, attractive glazing system that performs well and provides comfort as well as aesthetic improvements.
- 5.6 Policy D1 requires all development to achieve high standards of design, which the proposal does. Furthermore, it is a significant improvement on the existing situation both internally and externally. In terms of the design, the removal of the outdated and unsightly glazing system and replacement with a high quality design is in accordance with policy D1 of the Local Plan, policy E10 of the London Plan; and paragraphs 131, 135, and 139 of the NPPF.

Heritage & Conservation

- 5.7 The NPPF requires an appraisal of the Heritage Asset proportionate to its value and with the nature of the proposal. Paragraph 200 states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* (Our emphasis).

- 5.8 The building is not listed and does not lie in a Conservation Area. The Elsworthy Conservation Area lies immediately to the south of the site, and a short distance away to the west is the Grade II listed Swiss Cottage Library.
- 5.9 The proposed replacement glazing system will be a visual enhancement over the current glazing which is tired and dilapidated. Whilst minor, the existing glazing could be considered to detract from views from within the Conservation Area. In all regards the proposal is an improvement over existing, and this extends to its (limited) impact on nearby heritage assets.
- 5.10 It is therefore not considered that there is any harm to designated heritage assets. Indeed, the proposal is an improvement over existing.
- 5.11 Having regards to the tests within the NPPF, Paragraph 208 states that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*
- 5.12 Whilst the NPPF only refers to “substantial” and “less than substantial” harm, the latter is applicable by these limited criteria. Paragraph 208 of the NPPF is therefore engaged.
- 5.13 The proposal will have a beneficial impact to the identified heritage assets.
- 5.14 The heritage benefits and the public benefits presented by the scheme – improving the visual appearance of the building, improving the building’s performance, improving the attractiveness of the hotel to guests, and improving the hotel’s function – comfortably outweighs any possible impact on designated heritage assets when assessing the proposals against the “substantial” or “less than substantial” tests of the NPPF. It is acknowledged however that the proposal’s impact is minor and therefore these benefits are also minor.
- 5.15 The proposal is therefore considered to accord with Policies D1 and D2 of the Camden Local Plan; HCI of the London Plan; and paragraphs 200 and 208 of the NPPF.

Energy & Sustainability

- 5.16 The new window system will enhance the building’s performance, providing better thermal regulation and insulation, and increasing energy efficiency. It is by definition sustainable development, upgrading the performance of a building and futureproofing it for use by hotel guests for many years to come.

- 5.17 The proposal is in accordance with policies CCI and CC2 of the Camden Local Plan, and paragraph 159 of the NPPF.

Ecology & BNG

- 5.18 There is no potential for any habitats or species to be impacted by the proposals. the development is entirely confined to the main hotel building. There is therefore no requirement for the application to demonstrate mandatory biodiversity net gain.

6 CONCLUSION

- 6.1 The glazing system at 7th floor level is tired, unattractive, performs poorly, and requires wholesale replacement. It is proposed to remove the existing system and install a new modern high quality replacement.
- 6.2 The new system will be contemporary in appearance and utilise high quality modern materials. It will be a considerable aesthetic enhancement to the current situation, both internally and externally.
- 6.3 It will enhance the quality of the experience for guests, in turn assisting the hotel as a viable business and employer into the future.
- 6.4 It will considerably enhance the energy performance and sustainability credentials of the building.
- 6.5 There are no elements of the proposal which are contrary to any adopted policy or guidance. On the contrary, the proposal is supported by numerous policies specifically in relation to good design, energy performance, and sustainability.
- 6.6 For all of the above reasons it is considered that the proposed development is in accordance with the policies of Camden's Local Plan, the London Plan, and the National Planning Policy Framework, and it is respectfully requested that planning permission is granted.