

Application ref: 2024/2933/P  
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Date: 29 August 2024

**Development Management**  
Regeneration and Planning  
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Paul Dickinson and Associates  
Highway House  
Lower Froyle  
GU34 4NB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

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

Proposal:

Variation of Conditions 2 (Approved Plans) and 6 (Cycle Parking) of planning permission 2022/5055/P (dated 13/02/2024) for 'Construction of a roof extension at fifth floor level to provide 11 additional rooms and replacement rooftop plant and associated external works', NAMELY to reduce the footprint of the fifth-floor roof extension, reduction in rooftop plant facilities, and details to discharge Condition 6.

Drawing Nos: Cover Letter prepared by Paul Dickson and Associated, dated 15 July 2024; Addendum to the Energy & Sustainability Statement Report Rev 01 prepared by 4C Group, dated 07 June 2024; GLA Carbon Emissions Reporting Spreadsheet; Baseline BRUKL Output Document; Be Lean BRUKL Output Document; Be Green BRUKL Output Document; 1808 A 100 001 P1; 1808 A 100 03 P1; 1808 A 100 005 P3.

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 the original planning permission ref 2022/5055/P

dated 13/02/2024.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.2 of planning permission 2022/5055/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

A 000 001 P0; A 025 001 P0; A 025 002 P0; A 025 003 P0; A 025 004 P0; A 025 010 P0; A 025 011 P0; A 025 012 P0; A 025 013 P0; A 025 014 P0; A 100-001 P1; A 100-002 P0; A 100-003 P1; 1808 A 100 005 P3; 1808 A 110 001 P2; 1808 A 110 002 P2; 1808 A 110 003 P2; 1808 A 110 005 P2; 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; Addendum to the Energy & Sustainability Statement Report Rev 01 Dated 07/06/2024 prepared by 4C Group.

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

- 3 For the purposes of this decision, condition no.6 of planning permission 2022/5055/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 6

The cycle parking hereby approved shall be implemented in full in accordance with the approved details as shown on drawing no. 1808 A 100 001 P1 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 Planning permission 2022/5055/P was granted on 13 February 2024 for the construction of a roof extension at fifth floor level to provide 11 additional rooms, and replacement rooftop plant and associated external works. The current application seeks to vary condition 2 (approved) plans to reduce the footprint of the fifth floor roof extension and the rooftop plant facilities, and

discharge details relating to Condition 6 (cycle parking).

The proposed extension at the fifth-floor level would be reduced in size and would not include converting the existing plant area (as approved) to provide four additional rooms. Instead, some of the larger existing rooms on the eastern side of the building would be subdivided to create four additional rooms. The proposed extensions at each end of the existing fifth floor would remain unchanged from the approved scheme, so the overall proposal still provides 11 additional rooms.

The effect of this change would be to reduce the floor space of the proposed fifth-floor extension from 199m<sup>2</sup> GIA to 132m<sup>2</sup> GIA. The existing plant area at fifth floor level would be retained unchanged. Some new plant would still be provided within the roof enclosure previously approved by the extant permission. However, the new plant requirements would be reduced overall because of the reduced floor space.

An addendum to the Energy and Sustainability Statement has been submitted with this application to reflect the smaller floor area. The statement confirmed that the proposal has been designed in accordance with Part L 2021 for existing buildings and outlines the proposed energy efficiency and carbon reduction approach. The addendum has been reviewed by the Council's Sustainability Officer, who has confirmed that it is acceptable. Therefore, the proposed amendments would comply with policies CC1 and CC2 of the Camden Local Plan.

In terms of design, the proposed extensions at each end of the existing fifth floor would remain unchanged from the approved scheme, with the only massing change being the removal of the proposed plant room extension at roof level. As such, the visual impact of the proposed works would be reduced, and the proposed amendments would preserve the character and appearance of the host property, street scene and conservation area.

As the massing would be slightly reduced from the approved scheme, there would be no increased impacts on the amenity of adjoining occupiers. Regarding cycle parking, Condition 6 requires details of 2x Sheffield stands shall be submitted to and approved in writing by the Local Planning Authority before occupation of the development. The submitted ground floor plan shows 2x Sheffield stands located to the east of the building. The Council's Transport Officer has confirmed that the proposed cycle parking facilities are sufficient to satisfy the requirements of the condition, and as such, Condition 6 can be discharged.

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 amended).

As such, the proposed development is in general accordance with policies CC1, CC2, A1, D1, D2, and T1 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.

- 2 For completeness, there was an error within the original decision notice 2022/5055/P in which some plans were missed from condition 2. These plans were: A 000 001 P0 (Location Plan); A 025 001 P0 (Existing Ground Floor Plan); A 025 002 P0 (Existing Mezzanine Floor Plan); A 025 003 P0 (Existing Fifth Floor Plan); A 025 004 P0 (Existing Roof Plan); and A 100 005 P2 (Proposed Roof Plan). Except the proposed roof plan, which has been amended and fully assessed under the current application, the remaining drawings were existing plans and therefore do not materially change the outcome of this decision. As such, their addition to Condition 2 under the current application is considered non-material and acceptable.
- 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](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.

- 6 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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