

Application ref: 2024/2934/P  
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Date: 4 September 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

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

Walsingham Planning  
Bourne House  
Cores End Road  
Bourne End  
SL8 5AR

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**128 King Henry's Road  
London  
NW3 3ST**

Proposal:

Installation of new replacement glazing and window system at 7th floor level in the northern block of the hotel.

Drawing Nos: 2533-LMA- EX-(00)-001; 2533-LMA- EX-(01)-002; 2533-LMA- L-(01)-002 Rev. A; 2533 EX(01)001 Rev. A; 2533 L(01)001 Rev. A; 2533 EX(02)001; 2533 L(02)001 Rev. A; 2533 EX(02)002; 2533 L(02)002 Rev. A; 2533 L(02)010; 2533 L(03)010 Rev. A; Design and Access Statement prepared by LMA Architects dated May 2024; Planning Statement prepared by Walsingham Planning dated July 2024.

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 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:

2533-LMA- EX-(00)-001; 2533-LMA- EX-(01)-002; 2533-LMA- L-(01)-002 Rev. A; 2533 EX(01)001 Rev. A; 2533 L(01)001 Rev. A; 2533 EX(02)001; 2533 L(02)001 Rev. A; 2533 EX(02)002; 2533 L(02)002 Rev. A; 2533 L(02)010; 2533 L(03)010 Rev. A; Design and Access Statement prepared by LMA Architects dated May 2024; Planning Statement prepared by Walsingham Planning dated July 2024.

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 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

This application seeks permission for new replacement glazing and window structure at 7th floor level of the application building which is the northeast corner block of the Marriott Hotel complex at Regents Park. The hotel complex comprises three interlinked 7 storey blocks and each block has a set back top floor.

The existing glazed curtain wall was installed circa 1986 which utilised a curved profile and sloping glass top face to create a feature within the top floor penthouse bedrooms and maximise views out over the city in all directions. This glazing system has exceeded its design life expectancy of 25 years and has been modified a number of times since installation. Further refurbishment of the existing system is not considered possible.

The proposed glazing would replicate the existing glazing in terms of height and vertical mullion spacing. The existing curved eaves would be replaced with a more contemporary angled transition allowing the installation of a new external gutter and downpipes which would help to alleviate the issue of rainwater streaking and dirtying. The existing sloping glazing within curtain wall system would be replaced by insulated spandrel panels. The proposed powder coated aluminium framing and spandrels would be dark brown in colour to match the existing windows on the lower floors of the building. The new side hung windows incorporated in the glazing system would have limited opening to 100mm for ventilation purpose only. Overall, the replacement glazing system would closely match the design and materials of the existing glazing system and would not harm the overall appearance of the building. Due to the height of the building, set-back and location within the complex, the proposed replacement glazing system would be largely imperceptible from the public

realm.

In terms of amenity impact, given the nature of the proposed works, they would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy and would not result in any additional overlooking.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2023.

- 2 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).
- 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 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.

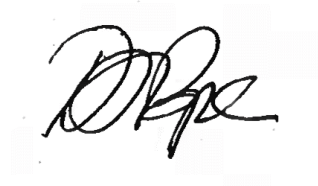
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 printed name and title.

Daniel Pope  
Chief Planning Officer