

CBRE  
Henrietta House  
Henrietta Place  
London  
W1G 0REApplication Ref: **2012/1547/P**  
Please ask for: **Jonathan Markwell**  
Telephone: 020 7974 **2453**

21 August 2012

Dear Sir/Madam

**DECISION**Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Chancery Court Hotel**  
**247-252 High Holborn**  
**London**  
**WC1V 7EN**

Proposal:

Creation of two roof terraces with balustrades at seventh floor and one roof terrace with balustrade at eighth floor level, installation of gate to east elevation, screen to rear elevation, fountain and replacement entrance to courtyard at ground floor level and associated works, all in connection with refurbishment of existing hotel (Class C1).

Drawing Nos: 2109-T-00-0100-ZXX Rev 04; 2109-T-00-0101-ZXX Rev 04; 2109-T-01-0201-ZB2 Rev 05; 2109-T-01-0202-ZB1 Rev 05; 2109-T-01-0203-Z00 Rev 04; 2109-T-01-0204-Z01 Rev 05; 2109-T-01-0205-Z02 Rev 05; 2109-T-01-0206-Z03 Rev 05; 2109-T-01-0207-Z04 Rev 05; 2109-T-01-0208-Z05 Rev 05; 2109-T-01-0209-Z06 Rev 05; 2109-T-01-0210-Z07 Rev 05; 2109-T-01-0211-Z08 Rev 04; 2109-T-01-0212-Z09 Rev 04; 2109-T-01-0401-ZNO Rev 03; 2109-T-01-0402-ZEA Rev 03; 2109-T-01-0403-ZSO Rev 03; 2109-T-01-0404-ZWE Rev 03; 2109-T-01-0501-ZAA Rev 03; 2109-T-01-0502-ZBB Rev 03; 2109-T-01-0503-ZCC Rev 03; 2109-T-01-0504-ZDD Rev 03; 2109-T-01-4200-Z00 Rev 03; 2109-T-01-4201-Z00 Rev 03; 2109-T-01-0221-ZB2 Rev 05; 2109-T-01-0222-ZB1 Rev 05; 2109-T-01-0223-Z00 Rev 06; 2109-T-01-0224-Z01 Rev 05; 2109-T-01-0225-Z02 Rev 05;



2109-T-01-0226-Z03 Rev 05; 2109-T-01-0227-Z04 Rev 05; 2109-T-01-0228-Z05 Rev 05; 2109-T-01-0229-Z06 Rev 05; 2109-T-01-0230-Z07 Rev 05; 2109-T-01-0231-Z08 Rev 05; 2109-T-01-0232-Z09 Rev 03; 2109-T-01-0421-ZNO Rev 03; 2109-T-01-0422-ZEA Rev 03; 2109-T-01-0423-ZSO Rev 03; 2109-T-01-0424-ZWE Rev 03; 2109-T-01-0521-ZAA Rev 04; 2109-T-01-0522-ZBB Rev 03; 2109-T-01-0523-ZCC Rev 03; 2109-T-01-0524-ZDD Rev 03; 2109-T-01-0251-ZB2 Rev 02; 2109-T-01-0252-ZB1 Rev 02; 2109-T-01-0253-Z00 Rev 02; 2109-T-01-0254-Z01 Rev 02; 2109-T-01-0255-Z02 Rev 02; 2109-T-01-0256-Z03 Rev 02; 2109-T-01-0257-Z04 Rev 02; 2109-T-01-0258-Z05 Rev 02; 2109-T-01-0259-Z06 Rev 02; 2109-T-01-0260-Z07 Rev 02; Design and Access Statement by EPR Architects Limited (dated February 2012, with the exception of pages 25 and 30 - both received on 14/05/2012); Heritage Statement by Giles Quarme & Associates; Planning and Listed Building Supporting Statement by CBRE dated March 2012; Letter from CBRE dated 23/04/2012 Ref: NB/RF; Letter from EPR Architects Limited dated 14/05/2012 Ref: GH/In/2109/3.3/20120514In1.

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 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 CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London

Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 4 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 6 The areas specified as external terrace areas on the plans hereby approved shall only be used for such purposes; any other external area shall not be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring/nearby premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and

neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans: 2109-T-00-0100-ZXX Rev 04; 2109-T-00-0101-ZXX Rev 04; 2109-T-01-0201-ZB2 Rev 05; 2109-T-01-0202-ZB1 Rev 05; 2109-T-01-0203-Z00 Rev 04; 2109-T-01-0204-Z01 Rev 05; 2109-T-01-0205-Z02 Rev 05; 2109-T-01-0206-Z03 Rev 05; 2109-T-01-0207-Z04 Rev 05; 2109-T-01-0208-Z05 Rev 05; 2109-T-01-0209-Z06 Rev 05; 2109-T-01-0210-Z07 Rev 05; 2109-T-01-0211-Z08 Rev 04; 2109-T-01-0212-Z09 Rev 04; 2109-T-01-0401-ZNO Rev 03; 2109-T-01-0402-ZEA Rev 03; 2109-T-01-0403-ZSO Rev 03; 2109-T-01-0404-ZWE Rev 03; 2109-T-01-0501-ZAA Rev 03; 2109-T-01-0502-ZBB Rev 03; 2109-T-01-0503-ZCC Rev 03; 2109-T-01-0504-ZDD Rev 03; 2109-T-01-4200-Z00 Rev 03; 2109-T-01-4201-Z00 Rev 03; 2109-T-01-0221-ZB2 Rev 05; 2109-T-01-0222-ZB1 Rev 05; 2109-T-01-0223-Z00 Rev 06; 2109-T-01-0224-Z01 Rev 05; 2109-T-01-0225-Z02 Rev 05; 2109-T-01-0226-Z03 Rev 05; 2109-T-01-0227-Z04 Rev 05; 2109-T-01-0228-Z05 Rev 05; 2109-T-01-0229-Z06 Rev 05; 2109-T-01-0230-Z07 Rev 05; 2109-T-01-0231-Z08 Rev 05; 2109-T-01-0232-Z09 Rev 03; 2109-T-01-0421-ZNO Rev 03; 2109-T-01-0422-ZEA Rev 03; 2109-T-01-0423-ZSO Rev 03; 2109-T-01-0424-ZWE Rev 03; 2109-T-01-0521-ZAA Rev 04; 2109-T-01-0522-ZBB Rev 03; 2109-T-01-0523-ZCC Rev 03; 2109-T-01-0524-ZDD Rev 03; 2109-T-01-0251-ZB2 Rev 02; 2109-T-01-0252-ZB1 Rev 02; 2109-T-01-0253-Z00 Rev 02; 2109-T-01-0254-Z01 Rev 02; 2109-T-01-0255-Z02 Rev 02; 2109-T-01-0256-Z03 Rev 02; 2109-T-01-0257-Z04 Rev 02; 2109-T-01-0258-Z05 Rev 02; 2109-T-01-0259-Z06 Rev 02; 2109-T-01-0260-Z07 Rev 02; Design and Access Statement by EPR Architects Limited (dated February 2012, with the exception of pages 25 and 30 - both received on 14/05/2012); Heritage Statement by Giles Quarme & Associates; Planning and Listed Building Supporting Statement by CBRE dated March 2012; Letter from CBRE dated 23/04/2012 Ref: NB/RF; Letter from EPR Architects Limited dated 14/05/2012 Ref: GH/In/2109/3.3/20120514In1.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council->

contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [planning@camden.gov.uk](mailto:planning@camden.gov.uk)
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are advised that the Council expects all development to be as sustainable and energy efficient as possible and welcomes any measures that can be introduced to facilitate this. To this end, you are encouraged to introduce measures that can practically be incorporated into the refurbishment of the building and the subsequent operation of the use.
- 7 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution of growth), CS2 (Growth areas), CS5 (Managing the impact of growth and development), CS8 (Promoting a successful and inclusive Camden economy), CS9 (Achieving a successful Central London), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP14 (Tourism development and visitor accommodation), DP20 (Movement of goods and materials), DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP29 (Improving access). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

**Disclaimer**

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