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For the attention of Andrew Forest

19 June 2012

Our ref: PGWD/MAM/J6636

Planning Portal ref: PP-02034489

Dear Sir

Town and Country Planning Act 1990 (As amended)
Swinton House, 324-326 Gray's Inn Road, WC1X 8DD

We write on behalf of our client Kaveri Ltd, enclosing an application for planning permission for Swinton House, 324-326 Gray's Inn Road, for:

'Demolition of existing garage in the courtyard to the rear of the property, erection of a new storage building and sub-station, installation of new open stair access, new cycle stands and associated works.'

An accompanying application for conservation area consent is enclosed for:

'Demolition of existing garage in the courtyard to the rear of the property.'

Background to the proposals

Swinton House is a 6 storey plus mansard and basement stone clad building fronting Gray's Inn Road, which steps down to a 5 storey plus basement red brick building on Swinton Street. The building is unlisted but is considered to make a positive contribution to the Kings Cross St Pancras Conservation Area, within which it is located.

The property is currently in the process of being converted and extended to form a 217 bedroom 'Tune' hotel, following the grant of planning permission refs 2010/6535/P, 2011/3890/P and 2011/5963/P.

Whilst UK Power Networks originally agreed that the electricity needs of the hotel could be served by the existing transformers, they have that a new substation to serve the hotel is required to be installed. As a result, it is now necessary to accommodate the substation within the courtyard to the rear of the building, by removing the existing garage.

The removal of the garage in turn necessitates alterations to access into the basement and the construction a new separate building as a waste and recycling store to serve the hotel, with cycle parking provision for the hotel also proposed as part of the same application.

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Assessment of the proposals

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("the Act") the proposals have been considered in accordance with the "Development Plan" and other material considerations. In this case, the Development Plan comprises the London Plan (Spatial Development Strategy for Greater London) (July 2011), the Camden Core Strategy (2010) and the Camden Development Policies DPD (2010).

Of principal relevance to the proposals are policies CS 5 (Managing the impact of growth and development), and CS14 (Promoting high quality places and conserving our heritage) of the Core Strategy; and policies DP 24 (Securing high quality design), DP 25 (Conserving Camden's heritage), and DP 26 (Managing the impact of development on occupiers and neighbours) of the Development Policies DPD.

The proposed sub-station would ensure adequate electricity supply is provided to serve the hotel and thus would contribute to meeting the borough's infrastructure needs; as sought by Policy CS5 of the Core Strategy.

The substation and the storage building are proposed in a to the rear courtyard area and would replace an existing single storey garage building, with cycle parking provided for the hotel accessed by the tarmacked entrance into the courtyard and via a new set of stairs into the hotel. Enclosure of the substation and the garage will ensure that access is restricted, with cycle parking for guests contained in the open yard area.

The new buildings would of simple construction, but are proposed to utilise appropriate materials. As they would be single storey in height they would be contained by the surrounding buildings, they would result in no material impact to occupiers within adjacent property and no adverse impact to the character and appearance of the conservation area. The proposals would therefore meet the requirements of Policy CS14 of the Core Strategy and Policies DP24, DP25 and DP26 of the Development Policies DPD.

As the proposals fully accord with the relevant policies of the Core Strategy and Development Policies DPD it is considered therefore, that they are acceptable and that planning permission should be granted accordingly.

Enclosed information

In accordance with London Borough of Camden's requirements, please find enclosed:

- Completed application form and certificates
- Completed Community Infrastructure Levy Additional Information Form
- Site Location plan ref: AL(0)101/A
- Application drawings, refs:
 - AL(0)102/A Existing Block Plan
 - AL(0)103/A Proposed Block Plan
 - AL(0)104/A (90) Externals - Courtyard Layout
 - AL(0)105/A (90) Externals - Proposed South and East Elevations
 - AL(0)106 (90) Externals - Existing South and East Elevations
- Sheffield bike stand – Specifications
- Semi-vertical bike rack - Specifications

For clarification, a cheque for £335.00 (made payable to London Borough of Camden), representing the required fee, has been sent to the Council's offices under separate cover.

We look forward to confirmation of validation, shortly. In advance of this, should you have any queries, please contact Peter Dines (0207 333 6292).

Yours sincerely



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