

Mr Christopher Hill  
GVA  
10 Stratton Street  
London  
W1J 8JR

Application Ref: **2011/4914/P**  
Please ask for: **Neil McDonald**  
Telephone: 020 7974 **2061**

23 December 2011

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:

**199 - 206 High Holborn**

**London**

**WC1V 7BD**

Proposal:

Change of use from existing office (Class B1) to a hotel (Class C1); erection of fourth floor extension along Newton Street frontage in place of existing roof top plant enclosure along with provision of refuse store, car parking and cycle parking.

Drawing Nos: Design and Access Statement by Axiom Architects dated Sept 2011; Transport Statement by Russell Giles Partnership dated Sept 2011; Travel Plan by Russell Giles Partnership dated Sept 2011; Noise Impact Assessment by AECOM dated Sept 2011; BREEAM Pre-Assessment by Building Services Consultancy dated Sept 2011; Flood Risk Statement by CambellReith dated Sept 2011; Energy and Sustainability Strategy dated September 2011; Planning Statement by GVA dated Sept 2011; Daylight/Sunlight Report GVA dated Sept 2011.

Site location plan; 2902/: P100, P102, P103 Rev A, P104, P105, P106, P107, P108, P109 Rev E, P110 Rev B, P111 Rev B, P112 Rev A, P113 Rev A, P114 Rev A, P115 Rev A, P116, P117, P118, P119;



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 No customers shall be picked up or dropped off by coach at any time either directly outside the hotel or within the service yard.

Reason: To safeguard the highway conditions and safety of the wider area and to safeguard the amenities of the neighbouring residential premises and the area generally in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No vehicular service deliveries or collections to or from the hotel shall take place outside of the hours 07:30 -18:00 on any day of the week.

Reason: To safeguard the highway conditions and safety of the wider area and to safeguard the amenities of the neighbouring residential premises and the area generally in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Samples panels of all facing materials shall be submitted to and approved in writing by the Local Planning Authority before work on the relevant parts of the development is begun. A samples board of the approved materials shall be erected and maintained on site throughout the works period and the relevant parts of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development shall not be occupied until the whole of the service and parking area has been provided and marked out as shown on the approved drawings. No more than 4 cars are to be parked at any one time within the approved car parking spaces which shall be provided to full wheelchair standards and shall be permanently retained and maintained for the parking of registered disabled

vehicles only unless otherwise agreed by the local planning authority in writing.

Reason: To ensure the proper provision of servicing for the development and that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Before the development commences, details of the proposed cycle storage area for 20 cycles shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the development and thereafter permanently maintained and retained.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies..

- 7 Technical specification details of the mechanical plant to be installed within the plant areas shown on the submitted floor plans approved, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.

Reason: To safeguard the amenities of occupiers of the proposed use, adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 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 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to the first occupation of the building a plan showing details of the brown roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability

of the brown roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The brown roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance unless otherwise agreed by the local planning authority in writing.

Reason: To ensure that the brown roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Details demonstrating that a total of 10% of bedrooms will be provided to full wheelchair standard shall be submitted to and approved by the local planning authority prior to commencement of the development and such details as have been approved shall be implemented prior to first occupation and permanently retained on the site unless otherwise agreed by the local planning authority in writing.

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy 4.5 of the London Plan and policy DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The development hereby permitted shall be carried out in accordance with the following approved plans:- 2902/: P100, P102, P103 Rev A, P104, P105, P106, P107, P108, P109 Rev E, P110 Rev B, P111 Rev B, P112 Rev A, P113 Rev A, P114 Rev A, P115 Rev A, P116, P117, P118, P119.

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 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>
- 4 You are advised of the need to ensure that all necessary consents have been obtained from Thames Water regarding the connection of the development to the public sewer. You should incorporate protection to your property from possible surcharge from the sewerage network during storm events, for example by installing a non-return valve to prevent backflow. Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Please contact Thames Water Developer Services on 0845 850 2777.
- 5 Thames Water have advised that the design of the development should take account of a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves the public water supply pipes.
- 6 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
- 7 Reasons for granting planning 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, CS3 - other highly accessible areas, CS5 - managing impact of growth, CS8 - promoting a successful and inclusive economy, CS9 - achieving a successful Central London, CS10 - supporting community facilities and services, CS11- sustainable travel, CS13 - tackling climate change through promoting higher environmental standards, CS14 - promoting high quality places and conserving our heritage, CS15 - parks, open spaces and biodiversity, CS19 - delivering and monitoring the Core Strategy; and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP1 - mixed use development, DP2 - making full use of Camden's capacity for housing, DP13 - employment premises and sites, DP14 - Tourism development and visitor accommodation, DP15 - community and leisure uses, DP16 - transport implications of development, DP17 - walking, cycling and public transport, DP18 - parking standards and limiting the availability of carparking, DP19 - managing the impact of parking, DP20 - movement of goods and materials, DP21 - development connecting to the highway network, DP22 - promoting sustainable design and construction, DP23 - water, DP24 - securing high quality design, DP25 - conserving Camden's heritage, DP26 - managing the impact of development on occupiers and neighbours, DP28 - noise and vibration, DP29 - improving access, DP31 - open space and outdoor recreation, DP32 - air quality and Camdens clear

zone.

8 Reasons for granting permission (continued)...

Furthermore the proposed provision of hotel accommodation at the site is considered appropriate given its highly accessible and sustainable location and provides an opportunity to bring back into beneficial use an underused building. The proposal would also assist in the ongoing renewal of this area which adjoins two of Camden's key central London growth areas. By agreeing to enter into a section 106 legal agreement for provision of a travel plan, service management plan, sustainability plan and contributions towards environmental, pedestrian and cycle improvements in the area, the development would enable its impacts upon the local infrastructure and the environment to be suitably off-set and would not be detrimental to residential amenities. The section 106 package would also ensure that local employment and procurement opportunities are provided. The proposed alterations to the building, including a roof extension, are considered acceptable both in terms of its listed status and the contribution made to the character and appearance of the conservation area and they would achieve a reduction in the CO2 emissions of the building of 27%.

**Disclaimer**

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