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Planning Services  
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Mr Nick Jenkins  
Savills (L&P) Limited  
23 Furzton Lake  
Shirwell Crescent  
Milton Keynes  
Buckinghamshire  
MK4 1GA

Application Ref: **2009/2628/P**  
Please ask for: **Sara Whelan**  
Telephone: 020 7974 2717

7 October 2009

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:  
**St Giles House**  
**1 Drury Lane**  
**10-12 Drury Lane**  
**14-16 Drury Lane**  
**59 Shorts Gardens and 180 High Holborn**  
**London**  
**WC2B 5RS**

#### Proposal:

Change of use from office (Class B1) to hotel (Class C1) with erection of single storey glazed extension to Drury Lane elevation; replacement of glazed wall with rendered wall and new fire exit to High Holborn elevation. Associated alterations to car parking layout and other ancillary works.

Drawing Nos: Site Location Plan; H7080/01 B; 02 B; 03 A; 04 A; 05 A; 06 A; 07 A; 08 A; 09 A; 10 A; 11 A; 12 A; 13 A; 14 A; 15 A; 16 C; 17 A; 18 A; 19 A; 21 D; 22 D; 23 D; 24 E; 25 B; 26 C; 27 D; 28 D; 29 C; 30 C; 31 C; 32 C; 33B; 34 B; 39B; 40 C; 45 F; 46 E; 47 F; 53 D; 58 B; 60 B; 65 A; 66 A; Existing View up Drury Lane; View across Drury Lane; Outline Section 106 Heads of terms and Commentary; Noise Impact Assessment; Transport Assessment Report; Service Management Plan; Interim Travel Plan; Daylight & Sunlight Report; Renewable Energy Statement (update sep 2009); Light Pollution Study; Construction



Management Plan; BREEAM Pre-Assessment Report (second update); Planning Statement (and addendum); Design & Access Statement

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 Before the development commences, details of the proposed cycle storage area for x 28 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 any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Full details in respect of the brown roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies N5 and SD9B of the London Borough of Camden Replacement Unitary Development Plan 2006 and Camden Planning Guidance 2006.

- 4 Before the development commences, details of the proposed Combined Heat and Power system and Air Source Heat Pump system 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 any of the new units, and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy SD6 of the London

Borough of Camden Replacement Unitary Development Plan 2006.

- 6 The use of the flat roofs of the buildings shall not be used as amenity terraces or commercial drinking/eating areas.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policies S1/ S2 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The hotel accommodation hereby approved shall only be occupied as part of the overall use of this part of the building as C1 hotels, and it shall not be used as independent and separate self-contained dwellings within the meaning of Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To ensure that the future occupation of the building shall be in accordance with the intentions of the proposed scheme and with the Council's policy for new housing as set out in Policy H1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 The exit door opening onto Drury Lane on the ground floor (proposed level 2) shall only be used for emergency purposes only. The doors shall be closed at all other times and secured with an alarm system, unless otherwise agreed in writing by the Council.

Reason: To safeguard the public highway surrounding the site in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 No doors apart from the exit door opening onto Drury Lane on the ground floor (proposed level 2) shall open out onto the public highway.

Reason: To safeguard the public highways surrounding the site in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 Before any occupation of the hotel use commences sound insulation shall be provided in accordance with a scheme to be approved in writing by the local planning authority which complies with PPG24 and Appendix 1 of the Camden Replacement UDP 2006. The hotel shall not thereafter be occupied other than in accordance with the approved sound insulation scheme.

Reason to safeguard the amenities of premises in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 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 are 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 façade 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 policies SD6 SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 12 Before the use commences, the scheme for the ventilation of and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant shall be provided in accordance with the scheme hereby approved by the Council. The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8, Appendix 1 and R1B/R2/R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 13 All new external work of the proposed in fill extension shall be carried out in Stainless Steel Shingle, Tecu Bronze Shingle and Coloured Window Film (Linden green, Rape Yellow, Purple Red and Emperor Blue). These materials have been previously submitted to the Local Planning Authority and are hereby approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

#### Informative(s):

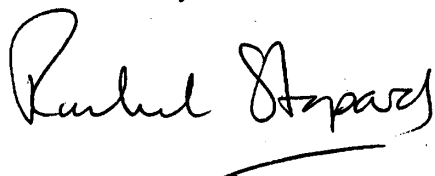
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies. SD1 (Quality of life); SD2 (Planning obligations); SD3 (Mixed use development); SD4 (Density of development); SD5 (Location of development with significant travel demand); SD6 (Amenity for occupiers and neighbours); SD9 (Resources and energy); SD12 (Development and construction waste); H1 (New housing); H2 (Affordable Housing); H7 (Lifetime homes and wheelchair housing); B1 (General design principles); B6 (Listed buildings); B7 (Conservation Areas); B9 (Views); N4 (Providing public open space); N5 (Biodiversity); N8 (Ancient woodlands and trees); T1 (Sustainable transport); T3 (Pedestrians and cycling); T4 (Public transport); T8 (Car free housing and car

capped housing); T9 (Impact of parking); T10 (Works affecting highways) and E2 (Retention of existing business uses. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 3 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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.
- 4 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).