

Mr Nick Belsten  
CBRE Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Application Ref: **2014/2735/P**  
Please ask for: **Sally Shepherd**  
Telephone: 020 7974 **4672**

9 September 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**199-206 High Holborn**  
**London**  
**WC1V 7BD**

Proposal:  
Variation of condition 12 (approved drawings) and condition 5 (parking spaces) of planning permission ref 2013/2899/P dated 14/08/2013 (for part change of use plus extension of the ground floor in connection with hotel use and restaurant at ground floor and basement levels); namely for additional plant space, reconfiguration of service yard in connection with relocated sub-station and refuse area, provision of new generator, reduction of disabled parking bay from 4 to 3, changes to staff service lobby entrance plus related minor changes to elevations.

Drawing Nos: Superseded drawings and documents: Site plan HH203-1212-013; AP(00)8011 rev A; AP(00)8021 rev A; AP(00)8022 rev A; AP(00)8031; AP(00)8032; Delivery and Servicing Plan by RGP dated May 2013.

Drawings and documents for approval: Site plan AP(00)8018 rev A; proposed (prefix AP(00)-) 8010 rev A; 8011 rev E; 8012 rev A, 8013 rev A, 8014 rev A, 8015 rev A, 8016 rev A, 8017 rev A; 8020 rev A; 8021 rev E; 8022 rev D; 8023 rev A; 8030; 8031 rev D; 8032 rev C; 8050, 8051, 8052, 8053, 8055; Letter from CBRE dated 15/04/2014; Acoustic Report by



Environoise Consulting Limited dated 11/04/2014 (ref 20311R29bMWRmwpaK); Delivery and Servicing Plan incorporating Hotel Operational Management Plan Rev C dated February 2014 (Ref. KFM/TWR8/13/1713/TN01).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Condition 12 of the planning permission granted on 14/08/2013 under reference number 2013/2899/P shall be replaced by the following condition:

#### REPLACEMENT CONDITION 12

The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan AP(00)8018 rev A; Existing (prefix HH203-1212-) 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012; proposed (prefix AP(00)-) 8010 rev A; 8011 rev E; 8012 rev A, 8013 rev A, 8014 rev A, 8015 rev A, 8016 rev A, 8017 rev A; 8020 rev A; 8021 rev E; 8022 rev D; 8023 rev A; 8030; 8031 rev D; 8032 rev C; 8050, 8051, 8052, 8053, 8055; Letter from CBRE dated 15/04/2014; Acoustic Report by Environoise Consulting Limited dated 11/04/2014 (ref 20311R29bMWRmwpaK); Design and Access Statement prepared by Alastair Bell (Rev E); Air Quality Statement by Facilitas TES dated 26/04/2013; BREEAM Pre-assessment by Greengage dated May 2013; Energy Statement by Greengage dated May 2013; Sustainability Statement by Greengage dated May 2013; Drainage Layout plan ref C101 rev D4; Heritage Report by Giles Quarme & Associates ref. 9674; Noise Impact Assessment Addendum by Aecom dated 26/04/2013; Planning Statement by CBRE dated May 2013; Statement of Consultation by Local Dialogue dated May 2013; Construction Routing Plan by RGP (ref 2013/1713/004 - April 2013); Transport Statement by RGP dated April 2013; Draft Travel Plan by RGP dated April 2013; Delivery and Servicing Plan incorporating Hotel Operational Management Plan Rev C dated February 2014 (Ref. KFM/TWR8/13/1713/TN01).

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

- 2 Condition 5 of the planning permission granted on 14/08/2013 under reference number 2013/2899/P shall be replaced by the following condition:

#### REPLACEMENT CONDITION 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 3 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.

- 3 The operation of the generator will be restricted for use only in the event of a power failure.

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.

- 4 Prior to the first use of the plant hereby approved, the mitigation measures associated with the proposed plant and set out in the Noise Impact Assessment by Environoise Consulting Limited dated 11/04/2014 (Ref. 20311R29bMWrmwpak) and shall be provided and permanently maintained in accordance with the manufacturer's recommendations.

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.

Informative(s):

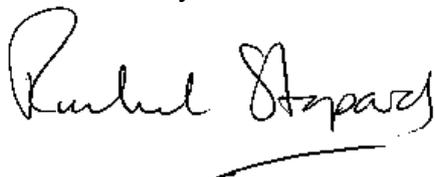
- 1 You are advised that this permission relates only to the changes highlighted on the revised plans referred to above and shall only be read in the context of the substantive permission granted on 14/08/2013 under reference number 2013/2899/P and is bound to all other conditions and obligations attached to that permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard  
Director of Culture & Environment