

Mr. Paul Wells  
Dexter Moren Associates  
57d Jamestown Road  
London  
NW1 7DB

Application Ref: **2015/0670/P**  
Please ask for: **Rob Tulloch**  
Telephone: 020 7974 **2516**

24 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Kingsway Hall Hotel**  
**66 Great Queen Street**  
**London**  
**WC2B 5BX**

Proposal:  
Alterations to existing hotel including partial demolition at rear first floor level.

Drawing Nos: Site Location Plan A000 001; A100 004 Rev P2; A100 005 Rev P1; A120 101 Rev P1; A120 102 Rev P1; A120 103 Rev P1; A025 102 Rev P1; 103 Rev P1 Section AA; 103 Rev P1 Section CC; 004 Rev P2; 005 Rev P1; Design and Access Statement by Dexter Moren Associates dated January 2015

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 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan A000 001; A100 004 Rev P2; A100 005 Rev P1; A120 101 Rev P1; A120 102 Rev P1; A120 103 Rev P1; A025 102 Rev P1; 103 Rev P1 Section AA; 103 Rev P1 Section CC; 004 Rev P2; 005 Rev P1; Design and Access Statement by Dexter Moren Associates dated January 2015.

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 6941).
- 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 Reasons for granting permission.

The proposal would entail the demolition of conference facilities, meeting rooms and store rooms at first floor level and allow the creation of 18 additional hotel rooms.

The new external walls at first floor level would be at the back of the hotel and not

visible from any public viewpoints, nevertheless the external treatment would match the design and materials floors above and not harm the appearance of the hotel. Due to the landlocked nature of the rear of the hotel, none of the development would be visible from the public realm and would have no impact on the character or appearance of the Covent Garden conservation area, nor would the proposed works harm the special interest of the neighbouring listed building. The Connaught Rooms is listed grade II and the proposal would create more space between the hotel and the flank elevation of the Connaught Rooms, enhancing views from the hotel and thereby improving its setting.

The addition of 18x hotel rooms in the context of the larger hotel is not considered to have a significant impact in transport terms as existing conference and banqueting facilities would be removed and the overall floorspace of the hotel would be reduced.

There are no surrounding residential uses and the proposal would therefore have no impact on residential amenity.

A response was received from Covent Garden Community Association who raised no objection. Neighbouring occupiers were consulted on the application, and no objections were received, and the planning and appeal history of the site was taken into account in coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and special regard has been attached to the desirability of preserving the setting of the adjacent listed building, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies CS5, CS8 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP14; DP16, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 4.5, 6.3, 7.4, 7.6 and 7.8 of the London Plan March 2015; and paragraphs 14, 17, 23, 56 -66 and 126-141 of the National Planning Policy Framework.

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

A handwritten signature in black ink, appearing to be 'David White', written in a cursive style.

Ed Watson  
Director of Culture & Environment