

Niki Pieri
DTZ
1 Curzon Street
London
W1A 5PZ

Application Ref: **2007/5204/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 2453

30 May 2008

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:
2-6 Southampton Row
118-120 High Holborn (First Floor-Fifth Floor)
London
WC1B 4AA

Proposal:

Conversion and alterations of the former Baptist Church Headquarters to create 84 bedroom hotel (Class C1) with restaurant, conference room, meeting/banqueting room, bar, spa and gym.

Drawing Nos: 467L-00 rev B; EX_B rev C; EXMB rev B; EXM1 rev C; EX00 rev C; EX01 rev C; EX02 rev C; EX03 rev C; EX04 rev C; EX05 rev C; EX06 rev A; EE01 rev A; EE02 rev A; EE03 rev A; EE04 rev A; EE05 rev A; EE06 rev A; EE07 rev A; EE08 rev A; ES01 rev B; ES02 rev A; ES03 rev B; ES04 rev A; ES05 rev A; ES06 rev A; ES07 rev B; DE_B rev C; DEMB rev B; DEM1 rev C; DE00 rev C; DE01 rev D; DE02 rev C; DE03 rev C; DE04 rev C; DE05 rev C; DE11 rev A; DE12 rev A; DE14 rev B; DE15 rev A; DE16 rev A; DE25 rev B; DE26 rev B; GA_B rev G; GA00 rev H; GA01 rev E; GA02 rev D; GA03 rev D; GA04 rev D; GA05 rev E; GA06 rev F; GA07 rev G; GA08 rev A; GE01 rev E; GE02 rev E; GE03 rev C; GE04 rev A; GE05 rev A; GE06 rev A; GE07 rev A; GE08 rev B; GAM1 rev E; GAMB rev E; GS01 rev B; GS02 rev A; GS03 rev B; GS04 rev A; GS05 rev A; GS06 rev A; GS07 rev B; A467 sK-001 rev B; sK-002; sK003(1); sK-003(2); sK-029; sK031; sK-032; sK-



034; sK-047; sK065; Schedule of existing doors rev B; 1 pg extract from brochure on josta two tier cycle parker; leaflet by Cycle-Works, josta 2-Tier rack; drawing of the josta 2-Tier Rack; Planning Supporting Statement October 2007; Crime Prevention Statement dated January 2008; Transport Assessment October 2007; Energy Statement October 2007; Access Statement October 2007; Environmental Noise Survey October 2007; Daylight and Sunlight Report October 2007; Operational Statement October 2007; Bespoke BREEAM Pre-Assessment Report January 2008; Historic Buildings Architect's Report October 2007; Response to Planning Comments received 17th January 2008; Supplementary Information Document November 2007; Supplementary Information regarding Proposed Energy Statement dated 12/02/2008.

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 policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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.

- 4 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 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 ancillary restaurant and lounge/bar use hereby permitted shall only be carried out during the hours of 06:00 to 01:00 Mondays to Sundays

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.

- 7 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies S1/ S2 and B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006

- 8 None of the development hereby permitted shall be commenced until detailed design and method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:

- (a) accommodate the proposed location of the Crossrail structures and tunnels,
- (b) accommodate ground movement arising from the construction thereof, and
- (c) mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels.

[The method statements to be submitted under this condition shall include arrangements to secure that, during any period when concurrent construction is taking place of both the development hereby permitted and of the Crossrail structures and tunnels in or adjacent to the site of that development, the construction of the Crossrail structures and tunnels is not impeded.] The development shall be carried out in all respects in accordance with the approved design and method statement, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs (a) to (c) of this condition shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied.

- 9 No development shall take place until details of a construction management plan are submitted and approved in writing by the Local Planning Authority. The plan shall include measures to ensure the construction of the development has a minimal impact on the surrounding environment. The development shall be carried out with the approved plan thereafter.

Reason: To safeguard the character of the immediate area and to ensure that construction works are minimised in accordance with the requirements of policies SD6, T12, B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 Prior to occupation of the any part of development hereby approved, details of a servicing management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall set out measures showing how deliveries to and servicing of the development will be managed. The development shall be carried out with the approved plan thereafter.

Reason: To safeguard the character of the immediate area and to ensure that disruptions to traffic and pedestrians are minimised in accordance with the requirements of policies SD6, T12 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 Prior to the occupation of any part of the development details of a travel plan shall be submitted to and approved by the Local Planning Authority. The plan shall show measures to reduce the need to travel to and from the site by private transport and promote the use of environmentally friendly transport. The development shall be carried out with the approved plan thereafter.

Reason: To promote public transport and walking and cycling in accordance with the requirements of policies T1, T3 and T4 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 12 Prior to commencement of any development a draft Sustainability Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a BREEAM pre-assessment achieving a rating of 'very good' or 'excellent' and the percentage of credits specified in Informative 12 as well as an implementation plan for the installation of a Combined Heat and Power system to meet the development's hot water needs.

Reason: To ensure that the development is sustainable in accordance with the requirements of policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 13 Prior to occupation a final Sustainability Plan shall be submitted to and approved in writing by the Local Planning Authority. The final plan shall include a full BREEAM assessment showing how the development meets 'very good' or 'excellent' and the credits specified in Informative 12 as well as details of the location, capacity and connections to the Combined Heat and Power system. The development shall be managed and occupied in accordance with the agreed details and a BREEAM

post-construction review shall be submitted within 3 months of occupation including a programme(s) for upgrades works to meet the original BREEAM rating if required.

Reason: To ensure that the development is sustainable in accordance with the requirements of policy SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Highways Management Team should be consulted regarding the construction of the crossover on the public highway and any other work to, under, or over, the public highway, including vaults and thresholds. The Group dealing with these matters is located at Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7974 6956).
- 2 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).
- 3 You are advised that policy H7 of the Replacement Unitary Development Plan 2006 encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult Michelle Brannon, Council's Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 5124) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.
- 4 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website 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.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Council's Records and Information Team, Culture and Environment Directorate, Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ (tel: 020-7974 5613).
- 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 Sites Team, Urban Design and Regeneration.

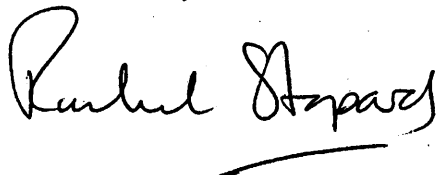
7 Reasons for granting permission.

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 S1, S2, S3, SD1, SD2, SD3, SD6, SD7B; SD8A; SD9, H7, N5; B1, B3, B4A; B6, B7, C2, C5B, E2, R7C, T1; T3, T4, T8, T9, T12 and Appendix 1 and guidance contained in the Camden Planning Guidance 2006. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 8 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 9 You are advised that further to the requirements of Condition 11, details of energy efficiency including any potential installation of a gas fired CHP system should be submitted for consideration. Such measures should be designed so it could connect to a future off-site system.
- 10 You are advised that the Council expects all development schemes to have considered conserving and enhancing biodiversity, including by creating wildlife habitats. To this end, you are encouraged to introduce measures to enhance biodiversity that can practically be incorporated into the refurbishment of the building/design of the new building/other and the subsequent operation of the use.
- 11 You are advised that the installation of any new solar panels or photovoltaics and associated structures including guard rails would require planning and listed building consent.
- 12 The development should aim to achieve 60% of the credits in each of the categories for Energy and Water and 40% of the credits in Materials. These are the specified targets outlined in the Camden Planning Guidance 2006. A clear justification will be required where these targets are not met to meet the objectives of the above conditions.
- 13 The Implementation Plan for the Combined Heat and Power system should include the location of the CHP unit, details of the hot water system, the location and air quality impacts of the flue, any air quality mitigation measures required.
- 14 The developer should continue talks with adjoining owners and occupiers and the London ESCO to ensure the most efficient CHP system/network is implemented.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

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.