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Rachel English
Development Management
London Borough of Camden
5 Pancras Square
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27th August 2015

Dear Rachel

Town & Country Planning Act 1990
Generator Hostel Ltd, Macnaughton House, Tavistock Place, London WC1H 9SE

Further to our meeting with Vicky Wallis and you on the 19th August, on behalf of Generator Hostel London Ltd (the "Applicant"), Planning Resolution Partnership LLP are pleased to submit via the Planning Portal for the London Borough of Camden's consideration a planning application for the variation to Condition 6 appended to Planning Permission (ref.2015/2091/P).

Planning Permission (ref.2015/2091/P) was granted on 6th August 2015 for the 'erection of a new front entrance to hostel with covered loggia entrance, acoustic glazed atrium with green wall to enclose a new platform lift for luggage & disabled guests and reconfiguration of existing front fire escape stairs; erection of new door and staircase to provide additional access to rear external courtyard'.

Condition 6 of the aforementioned permission states that:

'The rear courtyard smoking area hereby permitted shall not be used outside the following times 0800 and 2200 Monday to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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.

The applicant wishes to seek a variation to the above condition to remove the restricted hours of use, as the pursuance of this element of the planning application was to remove concerns arising from smokers using an informal area outside the hostel in an uncontrolled manner.

It is considered that the smoking area can be operated on an unrestricted 24hr Monday to Sunday basis due to the characteristics of its location and through appropriate management, as set out in the Management Plan below.

In order to provide sufficient comfort to both the Council and local residents, the applicant is agreeable to the variation initially being approved on a temporary basis so that the use of the smoking area can be monitored and further controlled if necessary. It is the applicant's intention to seek removal of the condition in due course.

The following management plan demonstrates how the approved smoking area will be operated and managed in order to have minimum impact or disruption to local residents.

Management Plan for Smoking Area

The following management plan demonstrates how the smoking area approved under Planning Permission (ref.2015/2091/P) granted on 6th August 2015 will be operated and managed in order to have minimum impact or disruption to local residents.

- There will be a designated smoking area located at the rear of the hostel within an external courtyard area. The external courtyard is located at ground floor level and is enclosed on four sides and thus 'contained' by the hostel (4+ Storey) on three sides and a large 3 storey brick wall on the boundary with the rear of properties on Leigh Street.
- A maximum of 10 hostel guests will be allowed access to the designated smoking area at any one time.
- Hostel guest using the smoking area will not be allowed to take alcoholic beverages from the bar into this area and will be discouraged from lingering in this area.
- This is the only area we allow smoking for users of the hotel and it will be constantly monitored and pro-actively managed by both the hotel staff and security 24 hours a day, 7 days a week, and CCTV linked to the manned reception desk.
- Regular housekeeping will also ensure the area is well maintained at all times, and that cigarette bins are regularly emptied.
- The hostel operates with a General Manager and full management team on site 24 hours a day, 7 days a week.
- Should it come to the attention of the General Manager or Duty Manager that guests are responsible for antisocial behaviour, then appropriate action will be taken in order to resolve the situation immediately.
- The designated community contact will always be the General Manager Lenny Hughes and any issues affecting local residents should be notified to this person who will deal with them accordingly, he can be contacted on email; Lenny.hughes@generatorhostels.com or through the hostel switchboard.
- There will always be a Duty Manager throughout the day and night should local residents wish to raise any issues which arise as a result of the operation of the hotel at any time at all. Should a complaint be submitted it will be dealt with in a prompt manner.

The planning application is supported by an amended Smoking Area Plan dwg 1068-D1-120 Rev P4 which removes the seating area previously shown, in order to discourage users lingering in this area.

We look forward to confirmation that the application has been validated, however please contact me if you wish to discuss any matters in the meantime.

Yours sincerely,

David Williams
Planning Resolution Partnership LLP