

Mr Nick Jenkins  
Smith Jenkins Ltd  
30A High Street  
Milton Keynes  
Buckinghamshire  
MK11 1AF

Application Ref: **2015/5430/P**  
Please ask for: **Fergus Freney**  
Telephone: 020 7974 **3366**

11 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**Travelodge Hotel**  
**10 Drury Lane**  
**London**  
**WC2B 5RE**

Proposal:  
Infilling of colonnade at ground and first floor level to provide 6 additional hotel rooms and separate ground floor retail unit (Use Class A1)  
Drawing Nos: H8685- 01A; 02B; 03B; 04B; 06B; 07 A; 08B; 09B; 10B; 12D; 13B; 15; 18;

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 policy DP24 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 H8685- 01A; 02B; 03B; 04B; 06B; 07 A; 08B; 09B; 10B; 12D; 13B; 15; 18;

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

#### Informative(s):

- 1 The site is located on the corner of High Holborn and Drury Lane. It comprises a multi-storey building in use as a hotel with retail space along Drury Lane. Where it fronts the corner of Drury Lane and High Holborn the building has a colonnade which is currently gated off from the public footway.

Permission is sought to infill the colonnade to provide 6 additional hotel rooms at first floor level with retail space at ground floor level.

The proposal is considered to be acceptable, the design and materials would match those of the existing building with double height glazing installed between the existing columns at ground floor level to create the retail unit.

At present this part of High Holborn does not contain much active street frontage, which makes the environment unwelcoming. The proposal would introduce an element of street level activity to the benefit of the wide street scene and adjoining conservation area.

It is not considered that the addition of 6 hotel bedrooms, in what is already a very large hotel, would add additional strain to the transport system given the central London location.

Given its location on High Holborn, there would not be any impact on the amenity of adjoining neighbours. And as it is on a busy thoroughfare it is not considered necessary to condition opening hours or restrict use. Any change of use would be subject to national legislation.

The proposal would see a cycle stand provided at the front of the shop unit, which is welcome. A section 106 legal agreement will also be entered into to repair/repave any damage caused to the public highway. Given the sites location in central London on High Holborn, a construction management plan will be required to ensure there is no harm to the road network or amenity of neighbours during

construction.

The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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 6941).
- 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 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.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL

payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

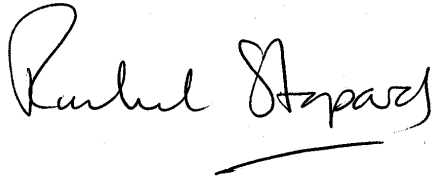
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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 read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment