

## **APPENDIX 6 – SUGGESTED CONDITIONS**

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

2897/L/01B, 2897/P/01B, 2897/P/02B, 2897/P/03B, 2897/P/04B, 2897/P/05B, 2897/P/06B, 2897/P/07, 2897/P/08A, 2897/P/11F, 2897/P/12C, 2897/P/13C, 2897/P/14D, 2897/P/15G, 2897/P/16G, 2897/P/17D, 2897/P/18C, 2897/P/19B, 2897/P/31, 2897/P/32, DMWR/A3/3233/PL-00300revP1, H2047 Noise Impact Assessment v9 by Hawkins, Draft Hotel Management Plan v3 by Criterion Capital, D Draft Construction Management Plan by SISK, Drainage Strategy v2 by Pinnacle, Basement Impact Assessment v2 by Pinnacle, 30480/D1F Transport Statement by TPP, Planning Statement by Bilfinger GVA, C Design & Access Statement by Proun, By Hoare Lee; REP-1005840-CAR-15060 Air Quality Assessment, Air Quality Planning Checklist, REP-14401010-11A-JN-20150505 B Energy Strategy, 651\_376 BREAMM Pre-assessment dated September 2015, 1010-ICC-080515-11- 01 Summary of MEP System and BRUKL Output Document, email from Ben Edwards dated 24/11/15.

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

- 3 Prior to first occupation of the development, an Air Quality Report shall be submitted to and approved in writing by the local planning authority. The report shall provide evidence that an appropriate NO<sub>2</sub> scrubbing system on the mechanical ventilation intake has been installed. The report shall also provide a detailed maintenance plan for the system, as outlined in the Air Quality Statement hereby approved (Hoare Lea, dated 22/05/15).

The scrubbing system shall thereafter be operated and maintained in accordance with the details thus approved. The hotel shall not be occupied by guests except when the scrubbing system is in operation in accordance with the approved report.

Reason: To safeguard the amenities of the visitors and staff of the premises in accordance with the requirements CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Amenity of occupiers and neighbours) and DP32 (Air quality and Camden's Clear Zone) of Camden Local Development Framework Development Policies.

- 4 The deliveries and all collections (including waste) for the use hereby permitted shall not be carried out outside the hours of 0900 to 2100hrs every day including Sundays and bank holidays

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 policy DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a. Manufacturer's specification and details of all facing materials including colour and samples of those materials.
  - b. Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new hotel entrance at a scale of 1:10; and
  - c. Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 6 Before the development commences, details for the provision of a minimum of 8 covered, secure and fully enclosed cycle storage/parking spaces for staff and 24 cycle parking spaces for visitors shall be submitted to and approved in writing by the local planning authority. The cycle parking facilities should be designed to Camden Council's design specifications as detailed in CPG7 and shall be permanently retain thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No impact piling until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure the development does not cause harm to the local water infrastructure in accordance with policy DP27 of the London Borough of Camden LDF Development Policies.

- 8 Prior to occupation of the development the refuse and recycling storage facilities intended for its occupiers as shown on the drawings and email dated 23/11/15 hereby approved shall be provided in their entirety. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS18 of the London Borough of Camden LDF Core Strategy and DP26 of the London Borough of Camden LDF Development Policies.

- 9 The noise level from any plant, together with any associated ducting shall be 15 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. Prior to the commencement of the authorised use, a written acoustic report detailing the proposed scheme shall be submitted to and approved by the Local Planning Authority. The method of assessment is to be carried in accordance with BS4142:2014 .The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter. Prior to the plant being used a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing.

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. To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery

- 10 Development shall not commence until a drainage strategy, prepared in consultation with the sewerage undertaker, which clearly indicates that the existing and proposed foul and surface water connection points and peak flow rates will have an acceptable impact on the public sewer system, has been and submitted to and approved by the local planning authority in writing. First occupation of the development shall not commence until the drainage works referred to in the

strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with the requirements of policies CS5 and CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall not be used other than a hotel as a single planning unit and for the purposes of short-term, temporary accommodation only.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises/immediate area by reason of noise, traffic congestion and excessive on- street parking pressure in accordance with 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.

- 12 Prior to the installation of any electrical plant equipment on levels -4th or -5th basements, details of the installation, prepared in consultation with Transport for London, shall be submitted to and approved in writing by the local planning authority.

Any plant equipment installed thereafter shall be operated and maintained in accordance with the details thus approved.

Reason: To ensure that basement plant equipment does not harm the public transport infrastructure in the underground tunnels beneath the development site, in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.