

Mr Martin Moss
Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Application Ref: **2015/5709/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

14 October 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:

Tune Hotel
322-326 Gray's Inn Road & 76-78 Swinton Street
London
WC1X 8BU

Proposal:

Erection of new rooftop extension and seven storey rear extension from lower ground to sixth floor to provide additional hotel (Use Class C1) accommodation, relocation of existing plant and installation of new plant and associated works.

Drawing Nos: OS Extract, 1-517-100, 1-517-101, 1-517-102, 1-517-103, 1-517-104, 1-517-105, 1-517-106, 1-517-107, 1-517-108, 1-517-109, 1-517-200, 1-517-201, 1-517-202, 1-517-203, 1_517-00-300, 1_517-00-301, 1_517-00-302, 1_517-00-110, 1_517-00-110, 1_517-00-111, 1_517-00-112, 1_517-00-113, 1_517-00-114, 1_517-00-115, 1_517-00-116 Rev_A, 1_517-00-117, 1_517-00-118, 1_517-00-119, 1_517-00-204 Rev_A, 1_517-00-205 Rev_A, 1_517-00-303 Rev_A, 1_517-00-304, 1_517-00-305 Rev_A, 1_517-00-306.

Supporting documents: Design and Access Statement (dated October 2015), Planning statement (dated October 2015), Heritage Impact Assessment (dated August 2015), Statement on Acoustic Implications of Relocating Servicing Plant (dated July 2015), Delta Green Sustainability Report (dated July 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 policy 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: OS Extract, 1-517-100, 1-517-101, 1-517-102, 1-517-103, 1-517-104, 1-517-105, 1-517-106, 1-517-107, 1-517-108, 1-517-109, 1-517-200, 1-517-201, 1-517-202, 1-517-203, 1_517-00-300, 1_517-00-301, 1_517-00-302, 1_517-00-110, 1_517-00-110, 1_517-00-111, 1_517-00-112, 1_517-00-113, 1_517-00-114, 1_517-00-115, 1_517-00-116 Rev_A, 1_517-00-117, 1_517-00-118, 1_517-00-119, 1_517-00-204 Rev_A, 1_517-00-205 Rev_A, 1_517-00-303 Rev_A, 1_517-00-304, 1_517-00-305 Rev_A, 1_517-00-306.

Supporting documents: Design and Access Statement (dated October 2015), Planning statement (dated October 2015), Heritage Impact Assessment (dated August 2015), Statement on Acoustic Implications of Relocating Servicing Plant (dated July 2015), Delta Green Sustainability Report (dated July 2015).

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

- 4 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 (or any part of it) is 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 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.

- 5 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

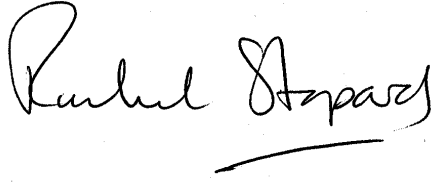
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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 the name.

Rachel Stopard
Executive Director Supporting Communities