

Mr Peter Newman
Morrison Design Ltd
St.Alkmunds House
103 Belper Road
Derby
Derbyshire
DE1 3ES

Application Ref: **2015/7269/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 2521

6 December 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:
92 Southampton Row
London
WC1B 4BH

Proposal:

Demolition of existing 4th and 5th floor levels fronting Old Gloucester Street and rebuilding of reconfigured 4th and 5th floors on similar footprint; 1st, 2nd and 3rd floor rear extensions to block facing Old Gloucester Street; addition of 4th floor to 2no. link buildings; relocation of plant; introduction of roof level acoustic screening (All works in relation to creation of 25 no. additional guest rooms at hotel)

Drawing Nos: 3829B-003; 3829B-004; 3829B-005; 3829B-006 Rev. A; 3829B-007 Rev. A; 3829B-008 Rev. A; 3829B-010; 3829B-011; 3829B-100; 3829B-101; 3829B-102; 3829B-103; 3829B-104; 3829B-105; 3829B-106; Planning Statement (dated December 2015); Heritage Statement (dated March 2016); Daylight and Sunlight (dated 18/12/2015); Sustainability Report (dated 27/11/2015).

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 3829B-003; 3829B-004; 3829B-005; 3829B-006 Rev. A; 3829B-007 Rev. A; 3829B-008 Rev. A; 3829B-010; 3829B-100; 3829B-101; 3829B-102; 3829B-103; 3829B-104; 3829B-105; 3829B-106; Planning Statement (dated December 2015); Heritage Statement (dated March 2016); Daylight and Sunlight (dated 18/12/2015); Sustainability Report (dated 27/11/2015).

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

- 3 Manufacturer's specification details of all facing materials (for the extensions and acoustic screening) and samples of those materials (to be provided on site) shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to the commencement of development, details of the plant layout and acoustic screening / housing shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. 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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All 5th floor windows and the 4th floor windows on the 2x link building extensions

shall be obscurely glazed and non-openable below a height of 1.7m. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The areas of flat roof at 5th floor level on the front of the block facing onto Old Gloucester Street shall not be used by hotel guests as outdoor amenity space.

Reason: To safeguard the appearance of the premises and the character of the immediate area and in order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 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.
- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation.

The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once

the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 4 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 Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 The applicant's attention is drawn to the Environment Agency's letter dated 24/02/2016 regarding a groundwater monitoring borehole at this location.

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



David Joyce
Executive Director Supporting Communities