

Mr Garry Reynolds
Ray Hole Architects
9th floor
69 Park Lane
Croydon
CR0 1JD

Application Ref: **2016/2244/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 2516

19 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Kingsway Hall Hotel
66 Great Queen Street
London
WC2B 5BX

Proposal:
Installation of new facade at ground floor level and removal of vehicular entrance and exit.

Drawing Nos: Site Location Plan 001 P1; 022 P1; 023 P1; 042 P1; 050 P1; 102 P7; 103 P6;
202 P7; 300 P6; 01 P1; Design and Access Statement dated April 2016; Highways
Technical Note date November 2016

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: Site Location Plan 001 P1; 022 P1; 023 P1; 042 P1; 050 P1; 102 P7; 103 P6; 202 P7; 300 P6; 01 P1; Design and Access Statement dated April 2016; Highways Technical Note date November 2016

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

Informative(s):

- 1 Reasons for granting permission.

The hotel is a postmodern, neo-classical building dating from the late 1990's. The main entrance is set back from the street in the form of a double height porte cochere. It is proposed to infill this recessed area to create a more functional entrance and increase internal floorspace. The design has been revised to relate better to the building above. The existing triple arched entrance will be retained and house a central main entrance flanked by glazed doors on one side and a fixed panel on the other.

The retention of the arches, topped by an illuminated glass canopy, is considered to provide a clearer focus for the main entrance and more visible support for the floors above, whilst preserving the architectural integrity of the façade. The design of the glazing to the former vehicular entrances has been simplified and relates better to the surrounding area. The proposal would also provide improved interaction with the street and is more in keeping with other ground floor frontages in the vicinity. As such the proposal would enhance the character and appearance of the Kingsway Conservation Area.

The removal of the porte cochere would transfer vehicle pick-ups and drop offs from within the site to the public highway, but would create approximately 15m of additional kerbside space from the removal of the crossovers to mitigate this. The applicants have submitted a Transport Assessment and Road Safety Audit which reveal an average of 56 visits per day (4 visits per hour) with a maximum of 2 car visits at any one time, with visits normally lasting under 2 minutes. The proposal would have no impact on the number of vehicles serving the hotel and Officers consider the proposal acceptable in transport terms as it would not contribute to an unacceptable increase in traffic movements or congestion. The removal of the

crossovers would improve pedestrian safety.

The reinstatement of the footway would require a financial contribution which would be secured by way of a section 106 agreement in line with policy DP21.

No objections were received prior to making this decision. The site's planning and appeal history has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS8, CS9, CS11, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP14, DP16, DP17, DP21, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

- 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 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.

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 T. Joyce

David Joyce
Director of Regeneration and Planning