

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

Application Ref: **2017/3247/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

20 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

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

Proposal:

Replacement and installation of additional plant at second and eighth floor level with associated screening and alterations to access for existing flat roofs at 4th and 6th floor levels to hotel building

Drawing Nos: 234KHH: 001_P2 (OS Extract); 025_P2; 026_P2; 027_P2; 029_P2; 031_P1; 042_P2; 047_P1; 107_P7; 109_P4; 172_P1; 173_P1; 174_P1; 175_P1; 176_P1; 207_P1; 212_P1; 214_P1; 535_T1; 537_P1; Design and Access Statement_P1/

50-2-01-A1; 50-D-01-A1; 50-R-01-A1; Design note dated 01 June 2017; Noise Impact Assessment dated 19 May 2017 Rev01.

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 D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

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

234KHH: 001_P2 (OS Extract); 025_P2; 026_P2; 027_P2; 029_P2; 031_P1
042_P2; 047_P1; 107_P7; 109_P4; 172_P1; 173_P1; 174_P1; 175_P1; 176_P1;
207_P1; 212_P1; 214_P1; 535_T1; 537_P1; Design and Access Statement_P1.

50-2-01-A1; 50-D-01-A1; 50-R-01-A1; Design note dated 01 June 2017; Noise Impact Assessment dated 19 May 2017 Rev01.

Reason:

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from mechanical installations and equipment in accordance with policy A4 of London Borough of Camden Local Plan 2017.

- 5 Prior to use plant equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with policy A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

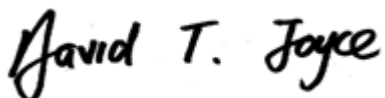
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce
Director of Regeneration and Planning