

Mr. David Williams  
Planning Resolution Ltd  
Thorncroft Manor  
Thorncroft Drive  
Leatherhead  
KT22 8JB

Application Ref: **2017/1611/P**  
Please ask for: **Charles Thuairé**  
Telephone: 020 7974 **5867**

23 November 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:  
**4 Wild Court & 75 Kingsway**  
**London**  
**WC2B**

Proposal:  
Change of use from private college (Class D1) on Wild Court and retail unit (Class A1) on Kingsway and erection of new 7th and 8th floor roof extensions to provide a new 3909sqm (GIA) 211 bedroom hotel (Class C1), plus reinstatement of commercial entrance and ancillary café onto Kingsway, and new plant and PV panels on roof.

Drawing Nos: 646- ExS01; ExGAB1, ExGAB0, ExGALG, ExGAGF, ExGAMEZ, ExGA01, ExGA02, ExGA03, ExGA04, ExGA05, ExGA06, ExGA07, ExGARF; ExGE01, ExGE02, ExGE03; ExGS01, ExGS02, ExGS03.

646- GAB1 P1, GALG P2, GAGF P2, GAMEZ P1, GA01 P2, GA02 P2, GA03 P2, GA04 P2, GA05 P2, GA06 P2, GA07 P2, GA08 P2, GARF P1; GAB1/acc, GALG/acc, GAGF/acc, GAMEZ/acc, GA01/acc, GA02/acc, GA03/acc, GA04/acc, GA05/acc, GA06/acc, GA07/acc, GA08/acc, GARF/acc; GE01, GE02, GE03; GS01, GS02, GS03; dW01.

Planning Statement by Planning Resolution; letter from Kensington College of Business dated 5.7.17; revised floorspace table in letter from Planning Resolution dated 6.6.17; Design and Access Statement by Harper Downie Architects; Historic Buildings Report by Donald Insall Associates; Sustainable Design and Construction Statement dated 10.3.17 by Building Services Design; Energy & Renewables Statement Revision 2 dated 27.4.17 by



Building Services Design; BREEAM Pre-Assessment dated 24.1.17 by Gareth Costello; Transport Statement by Traffic Dynamics; Delivery and Servicing Plan by Traffic Dynamics; Travel Plan by Traffic Dynamics; Acoustic and Vibration Survey by Hoare Lea; Historic Environment Assessment by MOLA; Operation Management Plan by Z Hotels Ltd; Air Quality Assessment (revised 22 June 2017) by Air Quality Consultants; Traffic Generation note by Traffic Dynamics dated 21.6.17.

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 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) Details including sections at 1:10 of all new and altered external dormers, windows, ventilation grilles, doors and gates;
- b) Plan, elevation and section drawings at a scale of 1:10 of the new shopfront at 75 Kingsway;
- c) Manufacturer's specification details of all new facing materials for the 7th and 8th floor roof extensions;
- d) Details of all external plant and acoustic enclosures at roof level.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus

approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of A2, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of the hotel use, details of acoustic isolation, sound attenuation and anti-vibration measures for the proposed roof plant shall be submitted to and approved in writing by the local planning authority. The measures shall be carried out in accordance with the details thus approved and shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of the hotel use, details in respect of the following shall be submitted to and approved in writing by the local planning authority-

a) sound insulation for the building, to ensure that noise levels in the hotel bedrooms hereby approved shall meet the noise standard specified in

BS8233:2014 for internal rooms and external amenity areas.

b) appropriate vibration mitigation measures where necessary for the building, to demonstrate that vibration will meet a level that has low probability of adverse comment and the assessment method shall be as specified in BS 6472:2008.

The measures shall be carried out in accordance with the details thus approved and shall thereafter be permanently retained.

Reason: To safeguard the amenities of future occupiers of the proposed development in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 Before the development commences, details of the location, design and method of waste storage and removal, including recycled materials, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to occupation of the hotel and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies A1 and CC5 of the London Borough of Camden Local Plan 2017.

- 10 Before the development commences, details of secure and covered cycle storage areas for 16 longstay cycles and 6 short stay cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to occupation of the hotel and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 11 Prior to occupation, detailed plans showing the location, design and number of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Council. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 12 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 IIIA 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 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP32 of the London Borough of Camden Local Development Framework Development Policies. London Borough of Camden Local Plan 2017.

- 13 No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 14 The recommendations of the Air Quality Assessment hereby approved, relating to mitigation measures, shall be implemented in their entirety prior to occupation of the hotel.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

- 15 The hotel shall incorporate accessible and adaptable bedrooms in accordance with the Accessibility Management Plan drawings hereby approved. The measures shall be carried out in accordance with the approved plans and shall thereafter be permanently retained.

Reason: To ensure that the internal layout of the building provides sufficient bedrooms accessible to wheelchair users, in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

- 16 The removal of the sub-basement floor and 2 mezzanine rooms shall be implemented in accordance with the plans hereby approved prior to occupation of the hotel.

Reason: To ensure that the overall size of the hotel does not adversely affect the immediate area by reason of noise, traffic congestion etc, and complies with the Council's mixed use policies for commercial development in central London, in accordance with policies G1, H2, E1, E3 and A1 of the London Borough of Camden Local Plan 2017.

- 17 The hotel shall be implemented in accordance with the plans hereby approved, in terms of the layout and operation, specified numbers of bedrooms and types of ancillary facilities.

Reason: To ensure that the overall occupancy and nature of the hotel operation does not intensify and adversely affect the immediate area by reason of noise, traffic congestion etc, and complies with the Council's policies for tourism uses, in accordance with policies G1, E1, E3 and A1 of the London Borough of Camden Local Plan 2017.

- 18 The development hereby permitted shall not be commenced until detailed design and load calculations (in consultation with London Underground) have been submitted to and approved in writing by the local planning authority which:
- provide load calculations;
  - accommodate the location of the existing London Underground structures and tunnels;
  - accommodate ground movement arising from the construction thereof.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with the requirements of policies A1 and T3 of the London Borough of Camden Local Plan 2017.

- 19 The development hereby permitted shall be carried out in accordance with the following approved plans -
- 646- ExS01; ExGAB1, ExGAB0, ExGALG, ExGAGF, ExGAMEZ, ExGA01, ExGA02, ExGA03, ExGA04, ExGA05, ExGA06, ExGA07, ExGARF; ExGE01, ExGE02, ExGE03; ExGS01, ExGS02, ExGS03.
- 646- GAB1 P1, GALG P2, GAGF P2, GAMEZ P1, GA01 P2, GA02 P2, GA03 P2, GA04 P2, GA05 P2, GA06 P2, GA07 P2, GA08 P2, GARF P1; GAB1/acc, GALG/acc, GAGF/acc, GAMEZ/acc, GA01/acc, GA02/acc, GA03/acc, GA04/acc, GA05/acc, GA06/acc, GA07/acc, GA08/acc, GARF/acc; GE01, GE02, GE03; GS01, GS02, GS03; dW01.
- Planning Statement by Planning Resolution; letter from Kensington College of Business dated 5.7.17; revised floorspace table in letter from Planning Resolution dated 6.6.17; Design and Access Statement by Harper Downie Architects; Historic Buildings Report by Donald Insall Associates; Sustainable Design and Construction Statement dated 10.3.17 by Building Services Design; Energy & Renewables Statement Revision 2 dated 27.4.17 by Building Services Design; BREEAM Pre-Assessment dated 24.1.17 by Gareth Costello; Transport Statement by Traffic Dynamics; Delivery and Servicing Plan by Traffic Dynamics; Travel Plan by Traffic Dynamics; Acoustic and Vibration Survey by Hoare Lea; Historic Environment Assessment by MOLA; Operation Management Plan by Z Hotels Ltd; Air Quality Assessment (revised 22 June 2017) by Air Quality Consultants; Traffic Generation note by Traffic Dynamics dated 21.6.17.

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

Informative(s):

- 1 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. Based

on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £13,650 (273sqm x £50) for the Mayor's CIL and £10,920 (273sqm x £40) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. 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.

- 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 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 4 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, 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.
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).
- 6 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning