

Mr Liam Lawson Jones
Gerald Eve LLP
72 Welbeck Street
London
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Application Ref: **2017/6234/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

29 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Travelodge Hotel
10 Drury Lane
London
WC2B 5RE

Proposal:

Temporary change of use of ground floor unit from retail (Class A1) to marketing suite (sui generis) for 3 years to include installation of external condenser unit and associated louvres; alterations to existing façades and associated works

Drawing Nos: 17020: (00)_P001_P01 (OS Extract); (00)_P100_P03; (00)_P200_P04; (00)_P201_P03; (00)_P202_P04; (01)_P100_P02; (01)_P110_P02; (01)_P200_P01; (01)_P201_P01; (01)_P202_P01; (01)_P210_P01; (01)_P211_P01; (01)_P212_P01.

Design and Access Statement (17020) by Allford Hall Monaghan Morris dated November 2017; Building services noise assessment by Arup dated 6 November 2017; Covering Letter by Gerald Eve dated 7 November 2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 The use hereby permitted is for a temporary period only and shall cease on or before three years from the date of this permission at which time the premises shall revert to their former lawful use of Class A1.

Reason: In order that the long term use of the site may be properly considered in accordance with policies DM1 and A1 of the London Borough of Camden Local Plan 2017.

- 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 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:

17020: (00)_P001_P01 (OS Extract); (00)_P100_P03; (00)_P200_P04; (00)_P201_P03; (00)_P202_P04; (01)_P100_P02; (01)_P110_P02; (01)_P200_P01; (01)_P201_P01; (01)_P202_P01; (01)_P210_P01; (01)_P211_P01; (01)_P212_P01.

Design and Access Statement (17020) by Allford Hall Monaghan Morris dated November 2017; Building services noise assessment by Arup dated 6 November 2017; Covering Letter by Gerald Eve dated 7 November 2017.

Reason:

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

- 4 Prior to the commencement of the use of the plant equipment, automatic time clocks shall be fitted to the equipment/machinery hereby approved, to ensure that the plant/equipment does not operate between 11pm and 7am. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies G1, D1, A1 and TC3 of the London Borough of Camden Local Plan 2017.

- 5 The mechanical plant shall be installed in accordance with the details thus approved in the Building Services Noise Assessment Report ref: 255569-01 including the required mitigation measures identified in Table 6 of the report.

Reason: To ensure that the amenity of neighbouring residential occupiers of the hotel are not adversely affected by noise from mechanical installations/equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 6 All mechanical plant associated with this application shall be removed once the planning permission for the temporary change of use expires.

Reason: To ensure that the amenity of future occupiers of the proposed development is not adversely affected by noise from mechanical installations/equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The existing ground floor retail unit is located within the Covent Garden retail area although it is not within a designated core or secondary frontage as specified by Camden Planning Guidance (CPG) 5. The proposal is for a temporary change of use to Sui Generis to provide a marketing suite in association with the neighbouring The Post Building development. The Council usually does not support the loss of retail units as it is considered to harm the vitality and function of retail provision in the area. However, on balance it is considered acceptable in this instance as it would revert back to retail use three years after the date of this permission and given there is alternative provision of retail within close proximity. A condition is attached in order to ensure that the premises revert to Class A1 retail use in 3 years time.

External changes as part of the proposal include relocation of the entrance door to the next bay (to the east) and its redesign. As a result, the bay featuring the original entrance to the unit would be arranged in glazing and framing that matches the appearance of the elevation. The shopfront finish would be in a powder-coated grey (RAL 7016) which is considered appropriate while maintaining a separate commercial identity from the hotel occupier of the same building. 2x louvres would be installed along the service road elevation in which its quantity and scale are minimal. Overall, it is considered that these external changes would not harm the overall appearance of the host building.

It is considered that the change of use of associated elevation works would not harm the amenity of adjoining residential occupiers.

The proposed condenser unit and associated pipework would be located within the service road, behind the existing column and wall and therefore not visible from the public realm. The application is accompanied by an acoustic report that demonstrates the proposed plant will comply with Camden's noise standards and that will only operate within daytime hours of between 07:00hrs and 23:00hrs. As a safeguard, a condition will be attached to restrict the time of operation of the proposed plant to daytime hours (07:00hrs- 23:00hrs) as specified within the submitted acoustic report.

Other conditions are attached in respect to the proposed plant to ensure there are no adverse impacts to adjoining occupiers. This is a condition to ensure that the mechanical plant will be installed with the details thus approved; and that once the temporary use ceases the mechanical plant is to be removed.

1x comment has been received which was duly noted. The planning history of the site and relevant appeal decisions have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 and TC3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

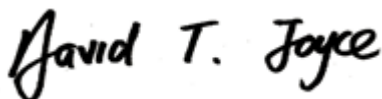
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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