

Application ref: 2018/2634/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 22 August 2018

**Development Management**  
Regeneration and Planning  
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St.Alkmunds House  
103 Belper Road  
Derby  
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DE1 3ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**92 Southampton Row**  
**London**  
**WC1B 4BH**

Proposal: Approval of details pursuant to condition 4 (Plant layout and acoustic screening) granted under reference 2015/7269/P dated 06/12/16 for 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: SK017 Rev.B and SK023

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reason for granting consent

The existing plant was proposed to be relocated to the roofs of the link buildings, but the layout was not confirmed at application stage. The plant equipment is shown to be relocated in the same location as originally proposed and will be enclosed by a 2.4m high acoustic enclosure finished in mild galvanised steel to reduce noise.

It is noted that it would be partially screened by the parapet wall and it would only project 1.8m above the parapet wall. The enclosure will be set back from the edges of the roof. Although there may be some limited private views of the enclosure from neighbouring properties, it is not considered to detract from the character and appearance of the host property, streetscene or wider conservation area. The Council's Conservation Officer has raised no objection to the material proposed.

It is considered that the appearance of the premises and the character of the immediate area and the amenities of the adjoining premises and the area generally would be safeguarded and condition 4 can therefore be approved.

The previous officer stated that with regards to noise from plant, the proposal involves the relocation of existing plant and therefore it has not been necessary to request a noise report.

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

As such, the submitted details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

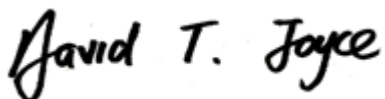
- 2 You are reminded that condition 3 (facing materials) of planning permission granted on 06/12/16 ref. 2015/7269/P still needs details to be submitted.

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