

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

Application Ref: **2019/0841/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

26 April 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
4 Wild Court
London
WC2B 4AU

Proposal: Variation to internal layout, lift shafts, doors, windows, roof forms, rooflights and PV panels approved by planning permission ref 2017/6808/P dated 22/03/2018 (for Variation of Condition 19 (development in accordance with approved plans) of planning permission ref 2017/1611/P dated 23/11/2017 for Change of use from private college on Wild Court and retail unit on Kingsway and erection of new 7th and 8th floor roof extensions to provide a new 3909sqm 211 bedroom hotel, plus ancillary café onto Kingsway and roof plant).

Drawing Nos:

Superseded plans- ExGE02, ExGE02, ExGS02-P2, GAB1-P1, GALG-P2, GAGF-P2, GAMEZ-P1, GA01-P2, GA02-P2, GA03-P2, GA04-P2, GA05-P2, GA06-P3, GA07-P3, GARF-P3; GE01-P2, GE02-P3, GE03-P3; GS01-P3, GS02-P3.

Proposed plans- ExGE02-P2, ExGS02-P3, ExGS04-P1, GAB1-P2, GALG-P3, GA00-P3, GAMZ-P3, GA01-P3, GA02-P3, GA03-P3, GA04-P3, GA05-P3, GA06-P4, GA07-P4, GARF-P5, GE01-P3, GE02-P4, GE03-P4, GS01-P4, GS02-P4, GS04-P1.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 18 of planning permission



2017/6808/P shall be replaced with the following condition:

REPLACEMENT CONDITION 18

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

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; Addendum Design and Access Statement by TT Architects dated December 2017; Historic Buildings Report by Donald Insall Associates; Sustainable Design and Construction Statement dated December 2017 by Building Services Design; Energy & Renewables Statement Revision 3 dated 12.12.17 by Building Services Design; BREEAM Pre-Assessment dated 24.1.17 by Gareth Costello; Transport Statement Revision 01 dated December 2017 by Traffic Dynamics; Delivery and Servicing Plan Revision 01 dated December 2017 by Traffic Dynamics; Travel Plan Revision 01 dated December 2017 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 dated December 2017 by Air Quality Consultants; Traffic Generation note by Traffic Dynamics dated 21.6.17.

ExS01-P3; ExGAB1, ExGAB0, ExGALG, ExGAGF, ExGAMEZ, ExGA01, ExGA02, ExGA03, ExGA04, ExGA05, ExGA06, ExGA07, ExGARF; ExGE01, ExGE02-P2, ExGE03; ExGS01, ExGS02-P3, ExGS03, ExGS04-P1.

GAB1-P2, GALG-P3, GA00-P3, GAMZ-P3, GA01-P3, GA02-P3, GA03-P3, GA04-P3, GA05-P3, GA06-P4, GA07-P4, GA08-P2, GARF-P5; 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-P3, GE02-P4, GE03-P4; GS01-P4, GS02-P4, GS03, GS04-P1; dW01.

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

Informatives:

1 Reason for granting approval

The proposed alterations follow on from working up the approved scheme in more detail to technical design stage and are mainly internal within the building or facing the internal courtyard. The external changes involve minor alterations to windows at various levels, the replacement of the external liftshaft in the courtyard by a metal clad enclosure for bedrooms, the replacement of plantroom by relocated bedrooms, enclosure of roof plant by acoustic screens are all acceptable in design terms and will only be visible from the internal courtyard. The changes at roof level to the side of the new mansard on Wild Court, existing chimney stacks and the new plant room enclosure behind are all minor and will not alter the overall bulk or form of the building and be barely visible from street level. The rearrangement and reduction of PV panels will not affect the roof form nor the sustainability credentials of the scheme; the new panels now being used are more efficient than the previously approved ones and indeed will achieve a slightly better target with a smaller number of panels.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 22/03/2018 ref 2017/6808/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance, sustainability or neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 22/03/2018 ref 2017/6808/P and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is placed over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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