

21 May 2019

By Planning Portal (ref. PP-07874522)

London Borough of Camden
Regeneration and Planning
2nd Floor
5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Sir

Travelodge Hotels Ltd

Travelodge Hotel, 10 Drury Lane, London, WC2B 5RE

Planning Permission ref. 2016/3825/P

Application under Section 73 of TCPA 1990 (Application for the variation of Condition 3)

On behalf of our client, Travelodge Hotels Ltd, we enclose an application to vary Condition 3 of the above permission.

The application comprises:

- This letter and application forms.
- CIL forms
- Drawing ref. H8001/03 – Existing Level 3 (plan showing proposed location of tables and chairs)
- Operational Management Plan, dated May 2019

We have made electronic payment of the application fee of £234. Please acknowledge the valid receipt of the application and fee as soon as possible.

Background to Submitted Application

Planning permission (ref. 2009/2628/P) was granted in October 2009 for an extension to the Covent Garden Travelodge hotel, through the change of use of an interlinked office building and a single storey extension to the Drury Lane elevation of the existing hotel, at raised podium level. The single storey extension was in order to enlarge the existing reception and restaurant facilities to the hotel as well as providing a more prominent hotel entrance. This development has been implemented.

The planning permission included Condition 6 that stated:

"The use of the flat roofs of the buildings shall not be used as amenity terraces or commercial drinking/eating areas".

This was imposed to prevent the new green/brown roof area from being used as an amenity terrace or the small remaining podium areas from being used as outdoor sitting out areas or for vertical drinking (as described in the officer's report to Committee).

On 24 January 2017 planning permission (ref. 2016/3825/P) was granted for:

"Variation of condition 6 [avoid flat roofs as amenity terraces or commercial drinking/eating] of planning permission (ref.2009/2628/P, 07/10/2009) to allow some limited outdoor seating associated with the hotel"

The permission was granted subject to 5 conditions. Condition 1 required commencement within 3 years and condition 5 listed the approved plans. Condition 3 imposed opening hours, Condition 4 required submission of a Management Plan, and Condition 2 limited the permission to a 12 month trial period. Under Condition 4 the Management Plan was approved in April 2017.

The outdoor area was used as an amenity terrace area for 12 months between mid 2017 and mid 2018 and I am advised by the hotel management team that no complaints were received by the hotel during this period. No correspondence has been had with Camden either suggesting that no complaints were received by Camden either.

Proposed Development

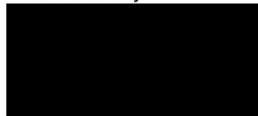
In light of the successful trial period we now apply to make the permission granted in January 2017 permanent.

The enclosed application therefore seeks to remove Condition 3.

Long term, this will enable some very limited outdoor seating to be provided to the Drury Lane frontage, which would be used in association with the hotel's bar/restaurant facilities. The seating would be removed daily and stored inside the building. Smoking would not be permitted in this area. The hours of use will be between 0900 hours and 2000 hours Monday to Saturday and Bank Holidays as per Condition 3. The outdoor area will be managed in accordance with the enclosed Operational Management Plan dated May 2019. This plan is exactly the same as that approved previously under condition 4, apart from some formatting changes to bring it up to date.

I trust the enclosed application is in order. Should you have any queries please do not hesitate to contact me.

Yours faithfully



Nick Jenkins MRICS
Director
Smith Jenkins Ltd