

Mr. Iain Buzza

Bilfinger GVA  
65 Gresham Street  
London  
EC2V 7NQ

Application Ref: **2015/4987/P**  
Please ask for: **David Fowler**  
Telephone: 020 7974 **2123**

3 November 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Town Hall Extension  
Argyle Street  
London  
WC1H 8NJ**

Proposal:

Discharge of conditions 5 (Tree Protection Measures), 13 (Drainage Strategy) & 20 (Cycle Parking) granted under reference 2014/7874/P dated 25/08/15 for change of use from Council offices (Sui-generis) to hotel (class C1) and alterations to the building including removal of roof top plant, an extension at roof level and alterations to facade.

Drawing Nos: 1996\_X\_GA(B1)01\_PL Rev 02 - Proposed Basement Plan, A BSV 02 - Eltham Rack Vertical Bike Stand details, Tree Report (Including Arboricultural Impact Assessment and Method Statement)  
prepared by ACD (ref: PRI19554traia\_amsA), Drainage Strategy (ref: 235190) prepared by Arup.

Informative(s):

- 1 Reasons for granting permission

Condition 5 (Trees Retention) - An Arboricultural Impact Assessment and a Method Statement have been submitted to discharge this condition. These documents



provide details of measures to be put in place for the protection and retention of trees during works. A Tree Officer has been consulted and has no objections and the condition can therefore be discharged.

Condition 13 (Drainage Strategy) - A Drainage Strategy has been submitted to discharge this condition. Thames Water has reviewed this document and agrees to the discharge of this condition.

Condition 20 (Cycle Parking) - Details have been provided for cycle parking. The proposal would provide 60 long stay cycle parking spaces within the building and 8 short stay cycle parking spaces in the public realm directly adjacent to the building. The long stay cycle parking spaces will consist of 40 vertical cycle racks and 20 single tier Josta racks. The short stay cycle parking spaces will consist of 4 Sheffield stands to be installed on Tonbridge Walk. The proposed level of provision meets the minimum requirements of the London Plan. All cycle parking spaces will benefit from step free access. 20 long stay cycle parking spaces will be fully CPG7 compliant. The remaining 40 long stay cycle parking spaces will be easily accessible, even though not being fully CPG7 compliant. The 20 long stay cycle parking spaces and the 8 short stay cycle parking spaces which would be fully CPG7 compliant meet the minimum requirement of the Camden Development Policies. A Transport Officer considers that the proposed cycle parking is sufficient to discharge the condition, bearing in mind various constraints within the property.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5, CS11, CS13, CS15 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP16, DP17 and DP23. The proposed development also accords with policies 5.1, 5.14, 5.15, 6.9 and 7.21 of the London Plan 2015 and paragraphs 29-41 and 93-108 of the National Planning Policy Framework.

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You are reminded that conditions 3 (Sample panels), 4 (Landscaping), 7 (External lighting), 8 (CCTV), 9 (Air inlet locations), 10 (CHP emissions), 11 (SUDS), 12 (Impact piling), 15 (Plan of terrace), 21 (Details of Tonbridge Walk surfacing), 25 (Green and brown roof) of planning permission granted on 25/08/2015 reference 2014/7484/P are outstanding and require details to be submitted and approved.

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, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment