

Application ref: 2019/2446/P
Contact: Charles Thuairé
Tel: 020 7974 5867
Date: 26 September 2019

Development Management
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Planning Resolution Ltd
Thorncroft Manor
Thorncroft Drive
Leatherhead
KT22 8JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
4 Wild Court & 75 Kingsway
London
WC2B 4AU

Proposal: Details of shopfront required by condition 2b of planning permission dated 22/03/2018 ref 2017/6808/P (for Variation of Condition 19 (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 reinstatement of commercial entrance and ancillary café onto Kingsway, and new plant and PV panels on roof).

Drawing Nos: 005-EXS01-P2, 005-dD01-P1, 005-dD02-P1

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

Informative(s):

1 Reasons for approval-

The proposed shopfront will be essentially very similar to the existing fully glazed shopfront but having a metal framework incorporating clear and etched glazing panels. The simple and elegant design is considered to be high quality and appropriate to the character and appearance of this neo-classical building,

shopping frontage and Kingsway conservation area.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 2a (design), 4 (landscape), 7 (roof plant), 8ab (sound insulation), 9 (refuse), 10 (cycles) and 11 (PV panels) of planning permission dated 22/03/2018 ref 2017/6808/P are outstanding and require details to be submitted and approved.

You are advised that applications submitted to discharge conditions 2c and 2d (roof extension materials and roof plant enclosures) of this planning permission are being currently assessed.

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.

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 'DPope', is written over a faint, light blue grid background.

Daniel Pope
Chief Planning Officer