

Planning Resolution Ltd
Thorncroft Manor
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Leatherhead
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KT22 8JB

Mr Charles Thuaire
Planning Services
London Borough of Camden
2nd Floor, 5 Pancras Square c/o Town Hall,
Judd Street
London
WC1H 9JE

26th September 2019

Dear Charles

**Town & Country Planning Act 1990
4 Wild Court and 75 Kingsway, London, WC2B 4AU**

Part Discharge of Condition 7 and Condition 10 of Planning permission 2017/6808/P

On behalf of Z Hotels Ltd, we submit via the Planning Portal an application for details for approval under Condition 7 and Condition 10 of planning permission 2017/6808/P approved 22nd March 2018 for the 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 (Class D1) on Wild Court and retail unit (Class A1) on Kingsway and erection of new 7th and 8th floor roof extensions to provide a new 3909sqm (GIA) 211 bedroom hotel (Class C1), plus reinstatement of commercial entrance and ancillary café onto Kingsway, and new plant and PV panels on roof), namely to omit approved 8th floor, reduce approved 7th floor and alter layout of roof plant and PV panels with installation of new enclosure, in association with reduction of hotel size to 196 rooms and 3678sqm GIA. at 4 Wild Court and 75 Kingsway, London, WC2B 4AU.

Condition 7

Prior to commencement of the hotel use, details of acoustic isolation, sound attenuation and anti-vibration measures for the proposed roof plant shall be submitted to and approved in writing by the local planning authority. The measures shall be carried out in accordance with the details thus approved and shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

We enclose the following detail:

- Acoustic Study, prepared by YAcoustics demonstrating acoustic isolation, sound attenuation and anti-vibration measures for the proposed roof plant.

Condition 10

Before the relevant part of the work is begun, details of secure and covered cycle storage areas for 16 long stay cycles and 6 short stay cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to occupation of the hotel and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

We enclose the following detail:

- Drawing GALG-I15 - Proposed General Arrangement Lower Ground Floor Plans showing the location of the 'two tier bike' racks.
- Bike rack specification.

The statutory application fee has been paid via the Planning Portal.

We trust the application is acceptable and look forward to the prompt confirmation of its registration and validation. However please contact me if you wish to discuss any matters in the meantime.

Yours sincerely

David Williams MRTPI

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