

Application ref: 2019/4958/P
Contact: Charles Thuairé
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Date: 31 December 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
London
WC2B 4AU

Proposal:

Details of acoustic attenuation and cycle stores required by conditions 7 and 10 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: Two-tier bike rack specification, 005-GALG-I15; Proposed plant equipment acoustics study Version 2.0 dated April 8th 2019 by Yacoustics.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval-

Condition 7- Roof plant is proposed at 5th and 7th floors which are all screened behind 2.3m high opaque acoustic barriers on both floors. The acoustic report

submitted proposes that attenuation measures are installed to the ducts, plus some plant screened by perforated metal sheet barriers or, where air flow is required, acoustic metal louvred enclosures. The acoustic report demonstrates that these attenuation measures will ensure that the plant will meet Council's maximum noise levels as required by condition 6.

Condition 10- 24 cycle spaces are shown in secure internal courtyard store; the location, number and layout of these spaces are acceptable and comply with the scheme's original intentions and Camden design guidance.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building or on neighbouring amenity.

As such, the proposed details are in general accordance with policies T1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (landscape) and 8ab (sound insulation) 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 2d, 9 and 11 (roof plant enclosures, refuse store and PV panels) 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer