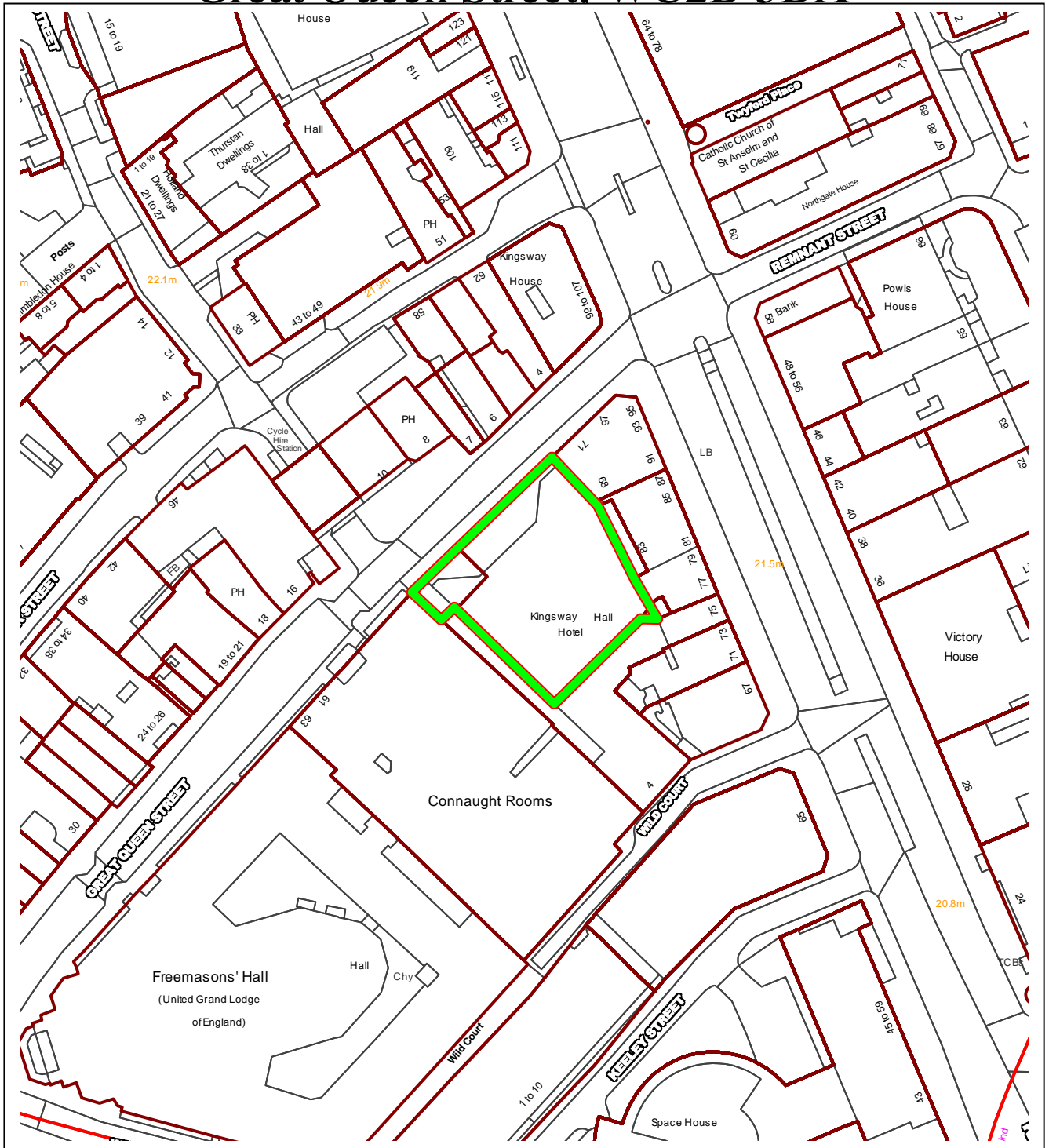


2017/3247/P- Kingsway Hall Hotel, 66 Great Queen Street, WC2B 5BX



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1. Front Elevation



2. Front Elevation



3. Kensington Business School (rear of hotel)



4. Aerial View of Kingsway Hall Hotel



Delegated Report		Analysis sheet	Expiry Date:	17/08/2017
(Member's Briefing)		N/A	Consultation Expiry Date:	03/08/2017
Officer			Application Numbers	
Samir Benmbarek			2017/3247/P	
Application Address			Drawing Numbers	
Kingsway Hall Hotel 66 Great Queen Street London WC2B 5BX			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement and installation of additional plant at second and eighth floor level with associated screening and alterations to access for existing flat roofs at fourth and sixth floor levels to hotel building				
Recommendation:	Grant Conditional Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	--	No. of responses	--	No. of objections	--
Summary of consultation responses:	<p>3x site notices was displayed in close proximity to the the application site from 07/07/2017 (expiring on 28/07/2017). The site notices were displayed in the following locations:</p> <ul style="list-style-type: none"> • Outside Kingsway Hall Hotel • Outside Café Rouge on Kingsway • Along Wild Court <p>A press notice was also displayed in the local newspaper (Camden New Journal) from 13/07/2017 (expiring on 03/08/2017).</p>					
Comments from local groups:	<p>The following local groups were formally consulted due to the application building's location:</p> <ul style="list-style-type: none"> • Seven Dials Trust • Kingsway CAAC • Covent Garden Community Association (CGCA) <p>Comments were received from the CGCA containing the following:</p> <ol style="list-style-type: none"> 1. Limit the hours of use of the terraces to standard business hours (08:00- 21:00 weekdays, no use on weekends and bank holidays). 2. In respect to noise from proposed plant, conditions should be suggested upon approval to restrict the amount of noise to within Camden's thresholds; require the applicant ensures the plant is operating efficiently through annual maintenance checks throughout its life; and specify that failure to do so would be a breach and void of the planning permission. <p>Officer's Response:</p> <ol style="list-style-type: none"> 1. <i>It is considered that it is not required to limit the hours of use of the terrace as there are no residential properties to the immediate locality of the proposed terraces. Please refer to paragraph 3.3 and 3.4.</i> 2. <i>Please refer to paragraphs 3.5 onwards</i> <p>The Bloomsbury CAAC has objected to the proposal with the following comments:</p> <ol style="list-style-type: none"> 1. Object to the continuing proliferation of environmentally unfriendly and unsightly plant. <p>Officer's Response</p> <ol style="list-style-type: none"> 1. <i>There are a number of applications and subsequent installations of mechanical plant in the immediate area due to its commercial nature. It is considered that the use of the proposed plant (on its own and</i> 					

	<p><i>with the existing plant on the roof) does not contribute substantially to environmental concerns. Please refer to paragraph 2.4 and 2.5.</i></p>
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Site Description

The application site is an eight storey hotel building located on the southern side of Great Queen Street. The application building is not listed but is located within the Kingsway Conservation Area. It is not described within the Kingsway Conservation Area Statement as a building which makes a positive contribution to the area or a building which detracts.

The hotel is formed of a central portion and rear wing protruding out from the centre in which the building is formed of 'T' shape with voids on either side of the rear wing at second to eighth floor level. At ground and first floor levels there are no voids and the building is of a block form. At second floor level the proposed plant will be located at the bottom of the eastern void while at eighth floor (roof) level the proposed/replacement plant will be located on the eastern side of the building and along the rear wing on its eastern perimeter.

Relevant History

No relevant planning application history.

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

London Borough of Camden Local Plan 2017

A1 (Managing the impact of development)

A4 (Noise and vibration)

D1 (Design)

D2 (Heritage)

CC1 (Climate change mitigation)

Camden Supplementary Planning Guidance

CGP1 (Design) 2015

CPG6 (Amenity) 2011

Kingsway Conservation Area Statement 2001

Assessment

1. Proposal

1.1 Planning permission is sought for the following developments and alterations at the Kingsway Hall Hotel:

- Replacement of some mechanical plant and installation of new plant upon the eighth floor level (rooftop) of the application building with screening and acoustic housing;
- Relocation of mechanical plants from the second basement level to second floor level with associated screening and acoustic housing; and
- Formation of amenity terraces at fourth and sixth level in association with new hotel room suites being developed within the hotel.

1.2 The footprint of the proposed terraces are as follows:

- Fourth floor terrace- 20sqm
- Sixth floor terrace- 36sqm

1.3 A revised Noise Impact Assessment was received during the course of the application following concerns from the Council's Environmental Health Officer in regards to the emitted levels of noise not complying with the threshold adopted by the Camden Local Plan 2017. The amended Noise Impact Assessment demonstrates the noise emitted complies with the thresholds as stated within the Camden Local Plan.

1.4 The main issues for consideration are:

- The impact of the proposal upon the character or appearance of the host building and the surrounding area; and
- The impact the proposal may have upon the amenity of the occupiers of the neighbouring properties including noise.

2. Conservation and Design

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting context, the form and scale, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.2 CPG1 advises that building servicing equipment (BSE) should be accommodated within the envelope of the building and should not be a dominant feature and should have a minimal impact on the environment. BSE should also not harm occupant or neighbouring amenity (as discussed in section 3.0).

2.3 Within the immediate area to the application buildings, there are a majority of buildings, which terminate at heights of between 8-10 storeys. The roofscape of this area is characterised by varied mechanical plant and apparatus, which have been positioned so that it cannot be viewed from public views or when traversing down the street and therefore does not impact upon the streetscene. The application building itself has mechanical plant located to the centre and the rear of the roof (eighth floor).

2.4 The proposed mechanical plant at roof level is not considered to cause detrimental harm to the

character and appearance of either the Kingsway Hall Hotel or the surrounding Kingsway Conservation Area by virtue of its position upon the roof and away from public views. Existing plant is already positioned closer to the front elevation and the edge of the roof in which it is considered the proposed mechanical plants at eight floor level would not worsen the appearance of the building when viewed from the front (although the existing mechanical plant cannot be viewed from the front either).

- 2.5 It is also further considered the proposed plant at second floor level would not affect the character and appearance of the application building or wider conservation area by virtue of its position at the rear of the building away from public views. The proposed incorporated screening is considered to appropriate in its appearance upon the roof, and second floor of the building. Overall, it is considered that although it proposal is adding further mechanical plant to the building and the roof scene of the conservation area, it is not negatively affecting the character and appearance of the Kingsway Conservation Area as it would not be viewed from the street scene. This is also in conjunction with a number of other applications in the area for mechanical plant given the commercial nature of the immediate area.
- 2.6 The formation of the terraces at fourth and sixth floor level are considered appropriate in scale and footprint and will not detract from the character and appearance of the application building or the Kingsway Conservation Area. This aspect of the development is utilising existing space and balustrading. The exterior changes to the building in association with this include decking and installation of 1x access door at fourth floor level to the south elevation and 2x access doors to the same elevation at sixth floor level which is considered to be acceptable in its quantity and design.

3. Impact on Neighbouring Amenity

- 3.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be 'designed to protect the privacy of both new and existing dwellings to a reasonable degree' and that the Council 'aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers'.
- 3.2 The Kingsway Hall Hotel is neighboured by office buildings (with retail at ground floor level) to the east along Kingsway, the Kensington College of Business to the south and the Connaught Rooms (hotel) to the west of the site. There are no residential units within the immediate locality. The nearest residential units identified are located on the upper floors of No. 33 Great Queen Street which is situated approximately 55m from the application building.
- 3.3 It is considered the proposed terraces at fourth and sixth floor level would not present concerns of amenity. The terraces would overlook onto the Kensington College of Business and the upper floor servicing area of the Connaught Rooms.
- 3.4 With regard to increased noise from the terrace areas, there would be a small increase in level of noise by virtue of people occupying the space which is currently available, however this isn't considered to result in a significant increase in noise in the surrounding area given it would only be used by occupiers of the hotel rooms and not public use. It is unlikely to lead to an increase in ambient noise levels. The minor changes such as the installation of the doors are not considered to impact on amenity as there are already rear facing views from this elevation.
- 3.5 Due to its position upon the roof, it is considered the proposed mechanical plant replacement would not cause any impact upon the amenity of adjoining residential occupiers in respect to daylight, sunlight, outlook and privacy.
- 3.6 Policy A4 of the Camden Local Plan 2017 seeks to ensure that noise and vibration is controlled and managed, and will only grant planning permission for plant or machinery if it can be operated without causing harm to amenity and does not exceed noise thresholds.

- 3.7 The applicant has submitted an acoustic report in support of the application, which includes calculations of noise levels as well as treatment for vibration onto adjoining buildings and occupiers. This is in order to support compliance with Council noise standards.
- 3.8 The Council's Environmental Health Officer has assessed the acoustic report and has not raised any objections to the application with the recommendation that the approval is granted subject to the condition that external noise level emitted from the approved machinery shall be lower than the lowest existing background noise level by at least 10dbA or 15dba where tonal at the nearest noise sensitive premises with all machinery operating together at maximum capacity. The noise level will be assessed according to BS41412:2014. This is to ensure that amenity of occupiers of the development site and surrounding premises are adversely affected by noise from the mechanical installations/equipment.
- 3.9 A further condition will be attached upon approval that prior to use of the plant equipment and ducting, it shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such. This is to ensure that the amenity of occupiers of the development site and surrounding premises are not also adversely affected by vibration.

4. Recommendation

Approve conditional planning permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th October 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



Mr Garry Reynolds
Ray Hole Architects
9th Floor
69 Park Lane
Croydon
CR0 1JD

Application Ref: **2017/3247/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

9 October 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Kingsway Hall Hotel
66 Great Queen Street
London
WC2B 5BX

DECISION

Proposal:

Replacement and installation of additional plant at second and eighth floor level with associated screening and alterations to access for existing flat roofs at 4th and 6th floor levels to hotel building

Drawing Nos: 234KHH: 001_P2 (OS Extract); 025_P2; 026_P2; 027_P2; 029_P2;
031_P1; 042_P2; 047_P1; 107_P7; 109_P4; 172_P1; 173_P1; 174_P1; 175_P1; 176_P1;
207_P1; 212_P1; 214_P1; 535_T1; 537_P1; Design and Access Statement_P1/

50-2-01-A1; 50-D-01-A1; 50-R-01-A1; Design note dated 01 June 2017; Noise Impact Assessment dated 19 May 2017 Rev01.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Executive Director Supporting Communities



- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

234KHH: 001_P2 (OS Extract); 025_P2; 026_P2; 027_P2; 029_P2; 031_P1
042_P2; 047_P1; 107_P7; 109_P4; 172_P1; 173_P1; 174_P1; 175_P1; 176_P1;
207_P1; 212_P1; 214_P1; 535_T1; 537_P1; Design and Access Statement_P1.

50-2-01-A1; 50-D-01-A1; 50-R-01-A1; Design note dated 01 June 2017; Noise Impact Assessment dated 19 May 2017 Rev01.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from mechanical installations and equipment in accordance with policy A4 of London Borough of Camden Local Plan 2017.

- 5 Prior to use plant equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with policy A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

Director of Regeneration and Planning

DECISION