

Planning Resolution Ltd
Thorncroft Manor
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Surrey
KT22 8JB

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

24th January 2020

Dear Charles

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

Discharge of Condition 4 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 4 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 4

Full details of hard and soft landscaping and means of enclosure of all un-built open areas shall be submitted to and approved by the local planning authority in writing before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, D1 and D2 of the London Borough of Camden Local Plan 2017.

S73 planning permission 2017/6808/P showed some indicative paving, seating, minimal indicative planting and cycle parking within the Internal Courtyard.

A subsequent S96a NMA application ref:2019/0841/P approved 26th April 2019 showed a revised approach to the internal courtyard, in that the existing ramp was retained in order that servicing could be undertaken from the Courtyard and Wild Court as per the existing arrangement. This did not show any landscaping.

On the basis that the existing ramp is being retained, together with existing railing and existing surface, we have adopted a minimalist soft landscaping approach to the Courtyard, which is internal and not accessible to the Public and not visible from the streetscene. The proposal includes shade tolerant planting and seating.

We enclose the following detail:

- Proposed Soft Landscaping drawing and planting schedule;
- S73 planning permission 2017/6808/P - Approved Ground floor plan;
- Subsequent S96a NMA application ref:2019/0841/P - Approved Ground floor plan showing retention of the ramp;
- 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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