

Application ref: 2018/0825/P  
Contact: Sofie Fieldsend  
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Date: 9 December 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Morrison Design  
103 Belper Road  
Derby  
DE1 3ES

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**92 Southampton Row  
London  
WC1B 4BH**

Proposal:

Erection of rear infill extension at first, second and third floor level to provide an additional 3 hotel bedrooms around a newly formed lightwell (Class C1).

Drawing Nos: 110, 111 Rev.C, 112 Rev.C, 113 Rev.C, 114 Rev.C, 115 Rev.C, 116 Rev.C, 211 Rev.C, 212 Rev.C, 213 Rev.C, 214 Rev.C, 215 Rev.E, 216 Rev.B and Daylight and sunlight report ref. 10029 by GIA (dated 20/7/18).

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

Condition(s) and Reason(s):

- 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 policies 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:

110, 111 Rev.C, 112 Rev.C, 113 Rev.C, 114 Rev.C, 115 Rev.C, 116 Rev.C, 211 Rev.C, 212 Rev.C, 213 Rev.C, 214 Rev.C, 215 Rev.E, 216 Rev.B and Daylight and sunlight report ref. 10029 by GIA (dated 20/7/18).

Reason:

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

- 4 The flat roof of the three storey rear extension hereby approved shall not be used at any time by hotel guests as outdoor amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Manufacturer's specification details and detailed drawings/(samples if appropriate) of all facing materials (for the U glass) shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To ensure that the amenity of occupiers of neighbouring residential properties in the area is not adversely affected by overlooking in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017

- 6 The obscure glazed windows shown on the plans hereby approved shall be installed prior to first occupation of the development and permanently retained as such thereafter.

Reason: To ensure that the amenity of occupiers of neighbouring residential properties in the area is not adversely affected by overlooking in accordance with the requirements of policy A1 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.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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



Daniel Pope  
Chief Planning Officer