

Application ref: 2020/0381/P  
Contact: Charles Thuaire  
Tel: 020 7974 5867  
Date: 17 February 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

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 landscaping required by condition 4 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: Letter from Planning Resolution dated 24.1.20; 005-LA00-P1, 005-GALG-P3

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

Informative(s):

#### 1 Reasons for approval-

In contrast to the originally approved scheme, the courtyard is now being retained in its current form with the existing ramp, railing and tarmac surfaces. Thus a minimalist soft landscaping approach has been adopted to the courtyard, which includes shade-tolerant planting and seating. The courtyard is internal and not accessible nor visible to the public, thus any works to this yard will have no impact on the streetscene or public amenity. The simple design

with new soft landscaping is considered acceptable in this context and an improvement over the existing space in visual amenity and biodiversity terms.

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 and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed details are in general accordance with policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 8ab (sound insulation) of planning permission dated 22/03/2018 ref 2017/6808/P is outstanding and requires details to be submitted and approved.  
You are advised that application ref 2019/5311/P submitted to discharge conditions 9 and 11 (refuse store and PV panels) of this planning permission is 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer