

Application ref: 2018/3876/P
Contact: Elaine Quigley
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Date: 28 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
www.camden.gov.uk/planning

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Mecure Hotel
130 - 134 Southampton Row
London
WC1B 5AF

Proposal:

Alterations and extensions to the existing building comprising a 7 storey side extension (from 1st to 7th floor levels) with a 5 storey rear extension (from 1st to 5th floor levels); erection of a roof extension and alterations to provide an additional storey; erection of 6 storey rear infill extension (from 1st to 6th floor levels); and two storey rear extension (5th and 6th floor levels) and two storey rear extension (5th and 6th floor levels) all in association with the creation of 18 additional bedrooms to the existing hotel.

Drawing Nos: Existing drawings: A-000-001 rev P0; A-000-002 rev P0; A-025-000 rev P0; A-025-001 rev P0; A-025-002 rev P0; A-025-003 rev P0; A-025-004 rev P0; A-025-005 rev P0; A-025-006 rev P0; A-025-007 rev P0; A-025-008 rev P0; A-025-009 rev P0; A-025-010 rev P0; A-025011 rev P0; A-025-012 rev P0; A-025-013 rev P0; A-025-020 rev P0; A-025-021 rev P0

Proposed drawings: A-099-001 rev P1; A-100-000 rev P0; A-100-001 rev P0; A-100-002 rev P0; A-100-003 rev P0; A-100-004 rev P0; A-100-005 rev P0; A-100-006 rev P0; A-100-007 rev P0; A-100-008 rev P0; A-100-009 rev P1; A-100-010 rev P1; A-110-001 rev P1; A-110002 rev P0; A-110-003 rev P0; A-110-004 rev P1; A-120-001 rev P1; A-120-002 rev P1.

Planning Statement produced by DP9 dated August 2018; Townscape, Heritage and Visual Assessment dated July 2018; Daylight and sunlight report produced by CPMC Chartered Surveying dated August 2018; Vertical Sky Component & Average Probable

Sunlight Hours (APSH) - Balcony Removal (3 Queen Square) produced by CPMC Chartered Surveying dated 4th January 2019; Daylight distribution modelling drawing 01; 02; 03; 04; 05; 06 produced by CPMC Chartered Surveying dated 4th January 2019; Design and Access Statement produced by Dexter Moren Associated dated August 2018; Air Quality Assessment produced by Redmore Environmental dated December 2018; BREEAM Pre-Assessment Summary Report produced by Southfacing dated July 2018; Sustainability Statement Revision 1 produced by Daedalus Environmental dated December 2018; Sustainability Note produced by Daedalus Environmental dated 17th December 2018; Additional sustainability note produced by Daedalus Environmental dated 3rd January 2019; Transport Assessment produced by Stuart Michael Associates Limited dated June 2018; Acoustic Design Note produced by AAD dated 18th December 2018.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing drawings: A-000-001 rev P0; A-000-002 rev P0; A-025-000 rev P0; A-025-001 rev P0; A-025-002 rev P0; A-025-003 rev P0; A-025-004 rev P0; A-025-005 rev P0; A-025-006 rev P0; A-025-007 rev P0; A-025-008 rev P0; A-025-009 rev P0; A-025-010 rev P0; A-025011rev P0; A-025-012 rev P0; A-025-013 rev P0; A-025-020 rev P0; A-025-021 rev P0
Proposed drawings: A-099-001 rev P1; A-100-000 rev P0; A-100-001 rev P0; A-100-002 rev P0; A-100-003 rev P0; A-100-004 rev P0; A-100-005 rev P0; A-100-006 rev P0; A-100-007 rev P0; A-100-008 rev P0; A-100-009 rev P1; A-100-010 rev P1; A-110-001 rev P1; A-110002rev P0; A-110-003 rev P0; A-110-004 rev P1; A-120-001 rev P1; A-120-002 rev P1. Planning Statement produced by DP9 dated August 2018; Townscape, Heritage and Visual Assessment dated July 2018; Daylight and sunlight report produced by CPMC Chartered Surveying dated August 2018; Vertical Sky Component & Average Probable Sunlight Hours (APSH) - Balcony Removal (3 Queen Square) produced by CPMC Chartered Surveying dated 4th January 2019; Daylight distribution modelling drawing 01; 02; 03; 04; 05; 06 produced by CPMC Chartered Surveying dated 4th January 2019; Design and Access Statement produced by Dexter Moren Associated dated August 2018; Air Quality Assessment produced by Redmore Environmental dated December 2018; BREEAM Pre-Assessment Summary Report produced by Southfacing dated July 2018; Sustainability Statement Revision 1 produced by Daedalus Environmental dated December 2018; Sustainability Note produced by Daedalus Environmental dated 17th December 2018; Additional sustainability note produced by Daedalus Environmental dated 3rd January 2019; Transport

Assessment produced by Stuart Michael Associates Limited dated June 2018;
Acoustic Design Note produced by AAD dated 18th December 2018.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
 - a) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings including roof lights with typical glazing bar details at 1:1.
 - b) A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.
 - c) Manufacturer's specification details of the acoustic screen and samples of the materials including facing materials (to be provided on site).

The relevant part of the works shall then be carried in accordance with the approved details

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 Camden Local Plan.

- 4 The total noise from fixed plant associated with the application site, when at a point 1m external to the nearest noise sensitive residential facades shall comply with the Acoustic Design Note (ref 18209/ADN002/js) i.e. be at least 45dB LAeq (day time hours) and 42 dB LAeq (night time hours), when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 40dB LAeq (daytime hours) 37dB LAeq (night time hours) i.e. 15 dB(A) below background noise level.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 5 Prior to the commencement of the development the detailed floorplans of 2 wheelchair accessible guest rooms shall be submitted to and approved in writing to the local planning authority. The extensions shall not be occupied until the accessible rooms have been provided.

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

- 6 No part of the flat roof of the development hereby approved shall be used at

any time as a roof terrace and shall only be accessed for maintenance.

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

- 7 Prior to the occupation of the new hotel rooms, the windows of rooms 515 and 614 in the northern elevation of the two storey rear extension at 5th and 6th floor levels shall be obscure glazed and fixed shut to an internal height of 1.7m and shall be permanently retained and maintained thereafter.

Reason: To order to prevent unreasonable overlooking of neighbouring properties in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 8 The hotel extensions shall be implemented in accordance with the plans hereby approved, in terms of the layout and operation to provide 18 hotel bedrooms only and the extensions shall not be used as any other use ancillary to the hotels operation.

Reason: To ensure that the overall occupancy and nature of the hotel operation does not intensify to safeguard the highway conditions and safety of the wider area and to safeguard the amenities of the neighbouring residential premises and the area generally in accordance with the requirements of policies G1, T4 and A1 of the Camden Local Plan 2017.

- 9 Prior to construction of the building a plan showing details of the biodiverse roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the biodiverse roof is suitably designed and maintained in accordance with the requirements of policies G1, CC1, CC3, CC4, D1 and A3 of the Camden Local Plan 2017.

- 10 No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the

London Borough of Camden Local Plan Policies.

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 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer