

Application ref: 2019/5311/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 20 April 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

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 refuse store and PV panels required by conditions 9 and 11 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: Energy Statement dated 12.12.17 by BSD, Roof overshadowing model dated 30.3.20, Solstice Energy data sheet dated 31.3.20, Ballast appraisal by BMG Surveys, Performance estimate of PVs sheet, annual service visit sheet rev 1.10, PV panel data sheet, meter data sheet; letter from Planning Resolution dated 18.10.19; 005-RF-P1, KG-XX-XX-DR-E-9-001 rev P4, 005-GALG-115

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

Informative(s):

- 1 Reasons for approval-

Condition 9- the details of the size and location of the refuse store and the waste strategy have been reviewed by the Council's environmental services officer who confirms that the proposals for storage and collection of waste are adequate and acceptable.

Condition 11- the details, as revised, of the number, design and location of the PV panels and their energy output have been reviewed by the Council's sustainability officer who confirms that the proposals are acceptable and will provide adequate on-site renewable energy facilities.

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 A1, D1, CC1, CC2 and CC5 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.

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 written over a faint circular stamp.

Daniel Pope
Chief Planning Officer