

Application ref: 2019/2536/P  
Contact: Rachel English  
Tel: 020 7974 2726  
Email: [Rachel.English@camden.gov.uk](mailto:Rachel.English@camden.gov.uk)  
Date: 9 July 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)

Turley  
8th Floor  
Lacon House  
84 Theobald's Road  
London  
WC1X 8NL

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

**8-10 Southampton Row and 1 Fisher Street  
London  
WC1B 4AE**

Proposal:

Change of use of 8-10 Southampton Row from temporary Crossrail offices (B1) to hotel with ancillary bar and restaurant (C1), together with erection of an 8 storey building at 1 Fisher Street, containing 9 self-contained residential units (C3) and hotel floorspace connected to 8-10 Southampton Row (85 hotel rooms in total across the site), following demolition of part of rear façade and other internal and external alterations to 8-10 Southampton Row. Installation of associated plant, refuse and cycle storage areas. Drawing Nos: 180, 190, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207 rev A, 208 rev A, 209 rev A, 210 rev A, 230 rev A, 231 rev A, 232 rev A, 233 rev A, 234 rev A, 235 rev A, 236 rev A, 237 rev A, 250 rev A, 251 rev A, 253 rev A, 254 rev A. DDN-STR-023revP02 (3 pages)

Cover Letter, prepared by Turley dated 15 May 2019

Proposed Plans, Sections and Elevations, prepared by Matthew Lloyd Architects  
Design and Access Statement (including Crime Impact Assessment, Accessibility Statement and Schedule of Works), prepared by Matthew Lloyd Architects

Heritage Statement, prepared by The Heritage Collective

Development Viability Report, prepared by Turley

Ecological Impact Assessment, prepared by Royal HaskoningDHV

Energy Statement, prepared by RES

Explanatory letter concerning Environmental Impact Assessment, dated 15 May 2019

Flood Risk Assessment, prepared by Royal HaskoningDHV

Site Waste Management Plan, prepared by Royal HaskoningDHV  
Townscape and Visual Impact Assessment, prepared by The Landscape Collective  
Transport, Servicing and Delivery Statement, prepared by Royal HaskoningDHV (a combined  
Transport Statement and Delivery and Servicing Management Plan)  
Travel Plan, prepared by Royal HaskoningDHV  
Contamination Assessment, prepared by WSP  
Waste Assessment, prepared by Royal HaskoningDHV  
Daylight and Sunlight Report, prepared by Consil  
Noise and Vibration Assessment, prepared by Royal HaskoningDHV  
Structural Report, prepared by WSP  
Air Quality Assessment, prepared by Royal HaskoningDHV  
Basement Impact Assessment (Methodology Statement and Screening), prepared by  
WSP and Idé Real Estate  
Draft Construction Management Plan, prepared by Idé Real Estate  
Lighting Assessment, prepared by Light Perceptions  
Sustainability Statement, prepared by Ensphere Group Ltd  
Employment and Training Strategy, prepared by Idé Real Estate

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

Condition(s) and Reason(s):

- 1 This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 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:

180, 190, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207 rev A, 208 rev A, 209 rev A, 210 rev A, 230 rev A, 231 rev A, 232 rev A, 233 rev A, 234 rev A, 235 rev A, 236 rev A, 237 rev A, 250 rev A, 251 rev A, 253 rev A, 254 rev A.

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

- 3 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.

- 4 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling, any other temporary or permanent installations and for site investigations, have been submitted to and approved in writing by the Local Planning Authority which:-

- (i) Accommodate the location and of the Crossrail structures including temporary works, maintenance and works compounds and all access and egress requirements.
- (ii) Mitigate the effects on Crossrail, of ground movement arising from development

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs 1(i), and 1(iii) of this condition shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied.

Reason: In order to protect Crossrail Infrastructure in accordance with policy T3 of the London Borough of Camden Local Plan 2017.

- 5 None of the development hereby permitted shall be commenced until a method statement has been submitted to, and approved in writing, by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structures and tunnels is not impeded.

Reason: In order to protect Crossrail Infrastructure in accordance with Policy T3 of the London Borough of Camden Local Plan 2017.

- 6 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 external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

b) Typical details of new railings and balustrades at a scale of 1:10 with finials at 1:1, including method of fixing.

c) Samples and manufacturer's details of new facing materials including windows; timber and brickwork. The sample panels of all facing materials should include (but not be limited to) brickwork, clay roof tiles, decorative hung clay tiles to front elevation gable; arched red rubbers, samples of the decorative terracotta detailing including the decorative feature panels to front and side elevations, decorative elements to top the chimney stacks and the varies corning, demonstrating the proposed colour, texture, face-bond and pointing.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum Green noise criteria set in The Camden Local Plan, Table C at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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 London Borough of Camden Local Plan 2017.

- 8 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 London Borough of Camden Local Plan 2017.

- 9 The noise level in rooms at the development hereby approved shall meet the current noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 10 Prior to first use of the relevant part of the development, details of plant machinery shall be submitted to and approved in writing by the Local Planning Authority. The measures shall ensure that the external noise level emitted from plant/machinery/equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 11 Air quality monitoring shall be implemented on site. No development shall take place until
- a. prior to installing monitors, 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;

b. prior to commencement, 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 2017.

- 12 Prior to occupation evidence that an appropriate NO<sub>2</sub> filtration system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.

Reason: To protect the amenity of residents in accordance with policy CC4 of the London Borough of Camden Local Plan 2017 and London Plan policy 7.14.

- 13 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA<sub>90</sub>), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA<sub>90</sub>, expressed in dB(A).

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 London Borough of Camden Local Plan 2017.

- 14 The development hereby permitted shall not be commenced until a Works Agreement has been entered into with TfL and shall thereafter be undertaken in accordance with the requirements set out therein which protects the transport infrastructure and the continued safe, efficient and economic operation of the Transport undertaking.

Reason: To ensure that the development does not impact on existing TfL transport infrastructure, in accordance with London Plan 2015 Table 6.1, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 15 Prior to commencement of development, full details in respect of the living roofs in the area indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs 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.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2, and A3 of the London Borough of Camden Local Plan 2017.

- 16 Prior to commencement of works, a detailed drainage strategy should be submitted to the local planning authority in line with the approved outline strategy supporting a post- development discharge rate of no more than 2 l/s and including the following details;
- Full detailed asset plan and pipe network for the basement level
  - Microdrainage results for a range of return periods including a 1 in 1 year storm
  - calculations for the existing 1 in 1-year return period (Q1) and the 1 in 30-year return period (Q30).
  - Identify location of the proposed Green Roof on the drainage layout plan.
  - Demonstrate how the proposed drainage strategy can accommodate events greater than the 1 in 100 year + 40% CC without increasing flood risks (both on site and outside the development)
  - Provide a topographic survey layout with detail of the levels across the site and a layout plan illustrating how exceedance flows travel across the site.
  - Provide evidence of Thames Water approval for any alterations to proposed discharge point.

Reason: To safeguard the amenities of the area generally in accordance with the requirements of policies A1 and A5 of the London Borough of Camden Local Plan 2017.

- 17 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 18 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and

- 19 No above ground new development shall commence until a Fire Statement for the new occupiers has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall be produced by an independent third party suitably qualified assessor which shall detail the building's construction, methods, products and materials used; the means of escape for all building users including those who are disabled or require level access together with the associated management plan; access for fire service personnel and equipment; ongoing maintenance and monitoring and how provision will be made within the site to enable fire appliances to gain access to the building. The relevant Phase of the development shall be carried out in accordance with the approved details.

Reason: In order to provide a safe and secure development in accordance with policy D1 of the London Borough of Camden Local Plan 2017 and policy D11 of the Draft London Plan.

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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 You are advised that Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 7 The Developer is recommended to assess and consider mitigating the possible effects of noise and vibration arising from the operation of Crossrail (the future Elizabeth Line) within tunnels and nearby structures.
- 8 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 9 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 10 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 'DPe', is positioned in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment