

Application ref: 2018/0819/P
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Date: 11 December 2020

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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

Tune Hotel
322-326 Gray's Inn Road & 76-78 Swinton Street
London
WC1X 8BU

Proposal:

Variation of condition 3 (approved plans) of planning permission ref. 2015/5709/P (dated 14/10/2016) for erection of new rooftop extension and seven storey rear extension from lower ground to sixth floor to provide additional hotel (Use Class C1) accommodation, relocation of existing plant and installation of new plant and associated works, namely to replace plant room with 2no.guest rooms and alterations at roof level including amendments to mansard, stair enclosure and plant equipment (retrospective)

Drawing Nos: Superseded drawings: 1_517-00-204 Rev_A; 1_517-00-205 Rev_A; 1_517-00-303 Rev_A; 1_517-00-304; 1_517-00-305 Rev_A; 1_517-00-306; 1_517-00-116 Rev_A; 1_517-00-117

Revised Drawings: P01A; P02A; P04A; P05B; P06A; P07B; P08A; P09A

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of 2015/5709/P (dated 14/10/2016) shall be replaced with the following:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: OS Extract; P01A; P02A; P04A; P05B; P06A; P07B; P08A; P09A; 1-517-100, 1-517-101, 1-517-102, 1-517-103, 1-517-104, 1-517-105, 1-517-106, 1-517-107, 1-517-108, 1-517-109, 1-517-200, 1-517-201, 1-517-202, 1-517-203, 1_517-00-300, 1_517-00-301, 1_517-00-302, 1_517-00-110, 1_517-00-110, 1_517-00-111, 1_517-00-112, 1_517-00-113, 1_517-00-114, 1_517-00-115, 1_517-00-118, 1_517-00-119.

Supporting documents: Design and Access Statement (dated October 2015), Planning statement (dated October 2015), Heritage Impact Assessment (dated August 2015), Statement on Acoustic Implications of Relocating Servicing Plant (dated July 2015), Delta Green Sustainability Report (dated July 2015); Design & Access Statement (dated April 2018); Statement on Acoustic Implications of Relocating Servicing Plant (prepared by Dr Nicholas Pillans; dated Feb 2019); Cover letter from Gerald Eve

- 2 Reason: For the avoidance of doubt and in the interest of proper planning. Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), 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 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting

The application seeks to vary several details of the approved plans and is retrospective.

The completed works comprise alterations to the mansard, namely increasing the height and straightening the angled slope so it is sheer with the building line. Whilst it is certainly preferable for mansards to comprise sloping sides, in this instance the approved scheme had an angled slope of 83 degrees to the side and 86 degrees to the rear and so the 'as built' is not considered to materially vary from this. The additional height of 100mm is considered to be minor relative to the scale of the mansard and as such the alterations to its form are barely perceptible in westward views from Swinton Street. The style of windows also vary slightly compared to the approved scheme; however, they

remain appropriate for this contemporary, non-original element of the building. The alterations to the mansard are therefore considered to be acceptable.

The approved plant room at fifth floor has been replaced with two guest rooms and as a result, the obscure glazed windows replaced with transparent glass. Consequently, two additional pieces of plant have been added at roof level; however, given the volume of plant approved at roof level already, this will not have implications for how the plant is perceived from street level, and subsequently its harm to this part of the conservation area. The plant screening has been installed though it is noted the plant remains visible through the screening in certain views from Wicklow and Britannia Street.

The emergency escape stair has been reconfigured and deepened to accommodate the service riser, bringing it closer to the front elevation. Due to the building height and as it remains setback from the edge of the roof, the change has negligible impact on how the roof extension is perceived from street level.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The Council's Environmental Health officer has reviewed a submitted noise report and subsequent information and is satisfied the proposal is compliant. He concludes that the nearest independent noise sensitive receptors (residential and offices) are a substantial distance away and the screening effects created by the application building and intervening buildings, plus allowances for distance attenuation, would significantly reduce noise levels propagating from the roof top plant area. Given the minor increase in massing, there are no implications for loss daylight or sunlight. The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your attention is drawn to the fact that there is a separate Deed of Variation 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer