

Application ref: 2019/2643/P
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Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk/planning

Smith Jenkins Ltd
5 Warren Yard
Warren Park
Old Wolverton
Milton Keynes
MK12 5NW

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:
Travelodge Hotel
10 Drury Lane
London
WC2B 5RE

Proposal:

Variation of condition 6 (use of flat roofs as amenity terraces and commercial drinking/eating areas) of planning permission dated 07/10/09 ref: 2009/2628/P (for change of use from office to hotel with erection of single storey glazed extension to Drury Lane elevation; replacement of glazed wall with rendered wall and new fire exit to High Holborn elevation), namely to allow outdoor seating associated with the hotel on the raised terrace adjoining its front entrance on Drury Lane.

Drawing Nos: Site Location Plan SJ/114/10, H8001/03, Operational Management Plan (Travelodge Hotel, 10 Drury Lane, WC2B5RE (Proposed Outdoor Amenity Terrace)).

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 shall be begun no later than the end of three years from the date of the original permission granted on 07/10/2009 under reference 2009/2628/P.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Details of cycle parking were approved under ref 2009/5085/P dated 22/12/2009. The approved facility shall be permanently retained in accordance with these details.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

- 3 Details of brown roof were approved under ref 2009/5085/P dated 22/12/2009. The approved roof plan shall be permanently retained and maintained in accordance with these details.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC1 of the Camden Local Plan 2017.

- 4 Details of Combined Heat and Power system and Air Source Heat Pump system were approved under ref 2009/5755/P dated 21/01/2010. The approved facility shall be permanently maintained and retained in accordance with these details.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies A1, A4, CC1, CC2 of the Camden Local Plan 2017.

- 5 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

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.

- 6 The raised terrace area, specified on the plan H8001/03 hereby approved, shall accommodate a maximum of 4 tables and 16 chairs and shall be occupied as an outdoor amenity terrace only between the hours of 0900 and 2000hrs Mondays to Saturdays and Bank Holidays. It shall be used strictly in accordance with the operational management plan hereby approved. All other flat roofs of the buildings shall not be used as amenity terraces or commercial drinking/eating areas.

Reason: In order to prevent unreasonable overlooking and disturbance to neighbouring premises in accordance with the requirements of Policies A1 and A4 of the Camden Local Plan 2017.

- 7 The hotel accommodation hereby approved shall only be occupied as part of the overall use of this part of the building as Class C1 hotel, and it shall not be used as independent and separate self-contained dwellings within the meaning of Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as

amended).

Reason: To ensure that the future occupation of the building shall be in accordance with the intentions of the proposed scheme and with the Council's policy for new housing as set out in policies H1 and H3 of the Camden Local Plan 2017.

- 8 The exit door opening onto Drury Lane on the ground floor (proposed level 2) shall only be used for emergency purposes only. The doors shall be closed at all other times and secured with an alarm system, unless otherwise agreed in writing by the Council.

Reason: To safeguard the public highway surrounding the site in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 9 No doors apart from the exit door opening onto Drury Lane on the ground floor (proposed level 2) shall open out onto the public highway.

Reason: To safeguard the public highways surrounding the site in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 10 Details of sound insulation were approved under ref 2009/5755/P dated 21/10/2010. The approved sound insulation scheme shall be permanently retained in accordance with these details.

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

- 11 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 are 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 facade shall be at least 15dB(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 A1 and A4 of the Camden Local Plan 2017.

- 12 Details of ventilation and extraction of fumes, including sound attenuation, were approved under ref 2010/4378/P dated 12/10/2010. The approved plant shall be permanently maintained and retained in accordance with these details.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and CC4 of the Camden Local Plan 2017.

- 13 The external materials of the infill extension shall be retained in accordance with the previously approved details of Stainless Steel Shingle, Tecu Bronze Shingle and Coloured Window Film (Linden green, Rape Yellow, Purple Red

and Emperor Blue).

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 Camden Local Plan 2017.

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 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.
- 3 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer