

Application ref: 2021/0948/P
Contact: Kristina Smith
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Date: 15 April 2021

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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)

Approval of Details Granted

Address:
115-119
Camden High Street
London
NW1 7JR

Proposal:

Details of fire statement as required by condition 7 of planning permission ref. 2019/3138/P (dated 24.12.20) for Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.

Drawing Nos: Fire statement (prepared by JGA, dated 26 Feb 2020); Advice letter from London Fire Brigade (dated 17 April 2020); Cover letter from Gerald Eve (dated 27 Feb 2021)

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

Informative(s):

1 Reason for granting permission-

A Fire Statement has been submitted which includes details of the various elements stipulated by the condition. A letter has been received from the

London Fire Brigade confirming that the Commissioner is satisfied with the proposals on the proviso that all works continue to comply with current building regulations and British Standards.

The submitted report has been reviewed by the Council's Building Control Officer for fire safety who confirms the strategy is acceptable.

There is no requirement for a sprinkler system as the top residential floor level is less than 11m in height.

The full impact of the proposed development has already been assessed.

As such, the submitted details are in general accordance with policy D11 of the Draft London Plan.

- 2 You are reminded that conditions 3 (design), 6 (refuse), 9 (water efficiency), 17 (mechanical ventilation), 19 (mechanical ventilation), 20 (access), 21 (access) and 24 (entertainment noise levels) of planning permission ref. 2019/3138/P dated 24/12/2020 are outstanding and require 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', written in a cursive style.

Daniel Pope
Chief Planning Officer