

Application ref: 2020/5645/P
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Date: 26 May 2021

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

PPM Planning Limited
185 Casewick Road
West Norwood
London
SE270TA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
50-60 Southampton Row
London
WC1B 4AR

Proposal:

Erection of roof pergola with ancillary facilities and new lift access on existing roof terrace at level 10.

Drawing Nos: L(--)-012 Rev A, L(--)-013 Rev B, L(--)-014 Rev B, L(--)-016 Rev B, L(--)-019, L(--)-020, L(EX)000, L(EX)012 Rev B, L(EX)013 Rev B, L(EX)014 Rev B, L(EX)016 Rev B, L(EX)019, L(EX)020; Management Asbestos Survey Report; Design and Access Statement; Heritage Statement; Lighting Report; Operations & Management Plan-Sabine Roof Top @ NYX; Deliveries and Supply Route to Site Map; Construction/Demolition Management Plan; Environmental Noise Survey and Entertainment Noise Assessment Report ref 28133/ENA1 Rev 2, Acoustic assessment to hotel windows ref HT: 28133/PTM1 (both dated 22 April 2021)

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 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 policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: L(--)012 Rev A, L(--)013 Rev B, L(--)014 Rev B, L(--)016 Rev B, L(--)019, L(--)020, L(EX)000, L(EX)012 Rev B, L(EX)013 Rev B, L(EX)014 Rev B, L(EX)016 Rev B, L(EX)019, L(EX)020; Management Asbestos Survey Report; Design and Access Statement; Heritage Statement; Lighting Report; Operations & Management Plan- Sabine Roof Top @ NYX; Deliveries and Supply Route to Site Map; Construction/Demolition Management Plan; Environmental Noise Survey and Entertainment Noise Assessment Report ref 28133/ENA1 Rev 2, Acoustic assessment to hotel windows ref HT: 28133/PTM1 (both dated 22 April 2021)

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

- 4 The use of the proposed enclosed roof terraces shall be carried out strictly in accordance with the Operations & Management Plan hereby approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 5 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 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 London Borough of Camden Local Plan 2017.

- 6 The use shall be carried out in accordance with the recommendations of the acoustic report hereby approved regarding mitigation measures. All such measures shall thereafter be retained and maintained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 7 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, A4 and TC4 of the London Borough of 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 Reasons for granting permission-

The property is in use as a hotel with ancillary restaurant and bar space. It has an existing roof terrace on top accessed only by stairs. The proposal relates to the erection of roof level pergola over most of the terrace plus provision of new sanitary facilities and lift access, in order to provide 2 'events spaces' for hotel guests which can be used in all weathers.

The proposed pergola would replace an existing canopy structure, albeit with a much increased footprint. The pergola would be single storey and cover 231sqm of the existing flat roof area. The structure with its flat roof height of 3m would be set back from the front, side and rear boundary walls. Much of the structure's visual bulk and massing would be screened from public view, given its setback position behind the host property's parapet wall and the height of the block.

The structure would comprise vertical metal posts at regular centres connected by lateral metal beams at uniform height. Its roof would comprise of flat panels in fabric or moveable metal louvres which could be rotated to control insolation or retracted completely. The proposed steel framing would appear sympathetic to the host property's modern aesthetics and the proposed structure would stand as a light-weight addition within the context of the host property.

The proposed lift shaft extension would project the existing lift overrun upwards and with an increased width. This would allow lift access onto the 10th floor improving accessibility to the proposed roof terrace. The proposed structure would sit centrally within the roof, set behind the wave-like detailing on the roof. The proposed overrun would be no higher than existing roof features.

Overall the proposed roof extensions would be adequately screened from public view and would be barely visible, if at all, from ground level due to the height of the tower. Thus the proposals would have minimal impact on the character and appearance of the building and streetscene.

The proposed roof level extensions are located within a town centre area

surrounded by mixed use properties, some of which comprise residential properties on the higher floors. The intensified use of the roof space for outdoor events and dining purposes could give rise to adverse noise impact. An acoustic assessment has been submitted to assess the potential noise break-out from the roof bar to residential properties. The submitted documents were reviewed by the Council's Environmental Health officers and the conclusions and recommendations concerning mitigation measures are considered acceptable.

Furthermore an Operations & Management Plan (OMP) has been submitted which refers to hours of operation, controls on usage and access, and no nuisance from music or noise being audible outside. This is considered acceptable. Conditions will be imposed to ensure that this OMP for the enhanced roof space is adhered to, that Council noise levels for rooftop plant are complied with, and that there is no audible music and noise from adjacent properties or streets.

The current roof top does not feature any lighting since the removal of the previous installation, therefore the introduction of any luminaires would be brighter than what is currently featured. It is noted that the roof is not directly overlooked by any residential neighbouring properties.

Holborn is a highly urbanised area with a busy night-time economy. There is a high level of ambient illuminance already present in the surrounding area and the hotel facade. Given the site's location, it is considered that the light emitting from the proposed pergola's use would not give rise to adverse light pollution impact.

- 3 The pergola's increased footprint and potential usage would facilitate wider views of the surrounding area and neighbouring properties at roof level. Given that there are no residential properties of a similar height nearby, it is considered that the proposed development would not give rise to any adverse overlooking impact.

No objections were received during public consultation. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with policies A1, A4, D1, E1 and TC4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 5 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, 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 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer