

Application ref: 2021/2778/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 5 January 2022

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

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

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 to re-discharge 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 at ground floor level fronting Camden High Street, 80-bed hotel and 3 x 2-bed residential units fronting Delancey Street).

Drawing Nos: Cover Letter by Gerald Eve LLP (dated 24/05/2021); Updated Fire Strategy (Ref. FL7537/R1) Issue 2 (dated 14 May 2021) by Jensen Hughes

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

Informative(s):

1 Reasons for granting approval.

A Fire Statement has been submitted which includes details of the various elements stipulated by condition 7. The condition has already been discharged (2021/0948/P) pursuant to application ref 2019/3138/P dated 24.12.2020. The condition is being re-discharged for the following reasons: a detailed design development exercise and a review of the Fire Strategy following the former

application highlighted some minimal changes to be made relating mainly to the on-going fire safety measures, maintenance and monitoring to be implemented at the site.

A letter was received from the London Fire Brigade, in relation to the previous application to discharge condition 7, 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 generally acceptable.

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 London Plan 2021.

- 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.
- 3 You are advised that the Council's Building Control team advises that a 0.4m² permanent vent to the bicycle storage lobby may be required under the Building Regulations or by the London Fire Brigade.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer