

Application ref: 2021/6018/P
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Date: 8 April 2022

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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: Fully discharge condition 21 (Access) of planning permission REF 2019/3138/P dated 24/12/2020 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: Planning cover letter prepared by GeraldEve dated 01/12/2021;
Condition cover statement Part 1; Condition cover statement Part 2; Condition cover statement Part 3 prepared Axiom Architects dated 30/11/2021

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

Informative(s):

- 1 An access statement has been submitted with drawings showing access to the hotel lounge and check in areas including sanitary facilities.

The submitted details and plans showing the accessibility of the hotel lounge and check in areas and they have been reviewed by the Council's Building Control Officer who found the details to be acceptable in meeting compliance with the relevant regulations.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

The proposed details would ensure that hotel lounge and check in areas would be capable of providing adequate accessibility for all future occupiers, and that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017

- 2 You are reminded that Condition 3 (Materials), Condition 6 (Waste), Condition 7 (Fire Statement), Condition 8 (Drainage), Condition 11 (Land Contamination), Condition 14 (Method Statement), Condition 17 (Mechanical Ventilation and NO2 Filtration), Condition 19 (Mechanical Ventilation), Condition 20 (Access - Hotel Rooms), Condition 23 (Ground Gas), Condition 24 (Entertainment noise levels) of planning permission granted on 24/12/2020 under ref: 2019/3138/P 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 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