

Application ref: 2022/0518/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Walsingham Planning
Brandon House
King Street
Knutsford
WA16 6DX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

32

Woburn Place

London

WC1H 0JR

Proposal:

Removal of condition 6 (control of gym opening hours) of planning permission PS9704503 dated 24/10/1997 for amendments to redevelopment of the site by the erection of hotels, retail, restaurant and health and fitness club; to enable 24 hour use of the gym.

Drawing Nos: Cover letter prepared by Walsingham Planning dated 28/01/2022; Noise impact assessment produced by Acoustic Consultants LTD dated 12/01/2022; PL13470-01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The details in respect of ventilation and sound attenuation shall not be carried out other than in accordance with details approved in connection with planning application PS9704503 dated 24/10/1997.

Reason: To safeguard the amenities of the adjoining premises and the area generally.

- 2 The details in respect of storage and waste removal shall not be carried out other than in accordance with details approved in connection with planning application PS9704503 dated 24/10/1997.

Reason: To safeguard the amenities of the adjoining premises and the area generally

- 3 The details in respect of the shopfronts, pizza restaurants and public house shall not be carried out other than in accordance with details approved in connection with planning application PS9704503 dated 24/10/1997.

Reason: To safeguard the amenities of the adjoining premises and the area generally.

- 4 The existing noise climate of the surrounding area shall be protected such that the equivalent continuous noise level (LEQ) in dB (A) as measured 1 metre outside the nearest dwelling over any 15 minute period with the use taking place does not exceed the equivalent noise level in dB (A) measured over a comparable period and from the same position with no entertainment taking place.

Reason: To safeguard the amenities of the adjoining premises and the area generally.

- 5 No music shall be played in such a way that there is any increase in the noise level at a frequency of 25 Hz measured as Leq over any 15 minute period one metre from the facade of any residential accommodation as compared to the Leq 15 minutes in the same position with no music being played.

Reason: To safeguard the amenities of the adjoining premises and the area generally.

- 6 For any process giving rise to fumes either an extract system or a totally enclosed recycling system shall be provided such that no nuisance from fumes shall be caused to the occupiers of any premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally.

- 7 No music shall be played on the premises within the additional hours of use 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 G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This application seeks to remove condition 6 of planning permission PS9704503 dated 24/10/1997, namely to remove hours of operation of the gym to allow 24 hour use of the gym.

The application site comprises two hotels Tavistock Hotel and Royal National Hotel in Bloomsbury. Both hotels adjoin each other at the corner of Tavistock Square and Woburn Place.

The application relates to a vacant gym at 32 Woburn Place which extends across the basements of both the hotels. Planning permission for the gym was granted in stages, the first of these being in 1997 under ref PS9704503 subject to condition 6 which this application seeks to remove. The condition required the gym to operate between 09.00 to 23.00 Monday to Saturdays and 09.00 and 22.00 on Sundays or Bank Holidays.

Subsequently the council granted permission under ref PS9704107 for change of use of the basement to extend the gym at basement level at the adjoining Tavistock Hotel. The permission was granted with no restriction on the hours of operation for the extended section of the gym.

Above the relevant basement areas of the gym are a number of commercial premises. Above these are vacant offices and a prayer room at mezzanine level and guest bedrooms at first floor level all within the Royal National Hotel building. The offices, prayer room and majority of the commercial premises do not operate during the night-time hours.

The applicant states that there will be security with proactive CCTV so activity in the gym is monitored. The proposed security measures, as stated by the applicant, are satisfactory. Should any issues arise with noise disturbances generated from the gym itself, or by any person or persons coming out of the gym or loitering outside the premises, anti-social behaviours - whether members or non-members, then this can be dealt with by the Noise Pollution Team in Environmental Health and/or the Police. Given the nature of the proposed gym use this is considered unlikely. Nevertheless a condition is attached to ensure there would be no music played so as to be audible outside the gym.

A noise report was submitted and assessed and deemed acceptable by the Council's Environment Health Officer.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1 and A4 of the Camden Local Plan.

- 2 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.
- 3 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).
- 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.

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