

DP4732/RAW/OW

23<sup>rd</sup> January 2023

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**FAO Neil McDonald  
Team Manager (South)  
Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE**

Dear Sir/Madam,

**MECURE HOTEL, 130-134 SOUTHAMPTON ROW, LONDON, WC1B 5AF  
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 9 OF PLANNING PERMISSION  
2018/3876/P**

We write on behalf of our client, Fairview Hotels ("the Applicant") and enclose an application to discharge Condition 9 of planning permission 2018/3876/P.

Planning permission (ref. 2018/3876/P) was approved on 28<sup>th</sup> February 2020 for the following description of development:

*"Alterations and extensions to the existing building comprising a 7 storey side extension (from 1<sup>st</sup> to 7<sup>th</sup> floor levels) with a 5 storey rear extension (from 1<sup>st</sup> to 5<sup>th</sup> floor levels); erection of a roof extension and alterations to provide an additional storey; erection of 6 storey rear infill extension (from 1<sup>st</sup> to 6<sup>th</sup> floor levels); and two storey rear extension (5<sup>th</sup> and 6<sup>th</sup> floor levels) and two storey rear extension (5<sup>th</sup> and 6<sup>th</sup> floor levels) all in association with the creation of 18 additional bedrooms to the existing hotel."*

Condition 1 of the permission confirms that *"The development hereby permitted must be begun not later than the end of three years from the date of this permission."* The permission was granted on 28<sup>th</sup> February 2020, therefore the date by which the permission therefore needs to be begun is 27<sup>th</sup> February 2023. Works were stalled due to the Covid-19 pandemic and the significant impact this had on the hotel and leisure industry. The applicant is now in a position to bring forward the works and implement the consent as soon as possible before the expiry of the permission, and the pre-commencement conditions are therefore submitted pursuant to this.

#### **Condition 9**

Condition 9 of the permission is worded as follows:



*“Prior to construction of the building a plan showing details of the biodiverse roof including species, planning density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.”*

Accordingly, please find enclosed the following:

- Signed and dated application form;
- This Covering Letter;
- Section at scale 1:20 of the green roof (ref. A 500 004 P1); and
- Scheme of Maintenance Plan (ref. A 500 003 P2)

The requisite application fee of £148.20 has been paid via the Planning Portal (Ref. PP-11849237).

We trust the application is in order and look forward to receiving your confirmation of receipt and registration. Should you require further information, please contact Olivia Willsher or Richard Ward of this office. We would be grateful for officer's early consideration of the details.

Yours sincerely,

DP9 Ltd.

**DP9 Ltd.**