

Delegated Report		Analysis sheet		Expiry Date:	28/06/2013
		N/A / attached		Consultation Expiry Date:	N/A
Officer			Application Number(s)		
Neil McDonald			2013/2653/P		
Application Address			Drawing Numbers		
199-206 High Holborn London WC1V 7BD			Cover letter from CBRE dated 02 May 2013; Email from CBRE dated 25 June 2013; drawings prefix 20918_HH_AP(00) 8012 rev B, 8013 rev B, 8014 rev B, 8015 rev B, 8016 rev B, 8040 rev A.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Submission of details of 10% of guest rooms being provided to wheelchair standard as required by condition 10 of planning permission granted on 23/12/2011 (2011/4914/P) for change of use from existing office (Class B1) to a hotel (Class C1); erection of fourth floor extension along Newton Street frontage in place of existing roof top plant enclosure along with provision of refuse store, car parking and cycle parking.					
Recommendation(s):		Granted			
Application Type:		Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	No consultations required					
CAAC/Local groups* comments: *Please Specify	Not consulted					

Site Description

The site comprises a part five/six storey vacant office building on the corner of High Holborn and Newton Street. It is occupied by with a ground floor retail frontage onto High Holborn. The building was granted planning permission for change of use to a hotel in 2011 and initial works of stripping out have commenced.

Part of the site, comprising, nos199-201 High Holborn, is a grade II listed building. This was listed in 1973. However since that date it has been entirely demolished behind its façade and the existing building erected in its place following permission for redevelopment of the site in the late 70s. Only the Italianate Renaissance Façade remains, which dates from circa 1870.

The ground floor retail frontage is designated as Central London frontage in the LDF. Although not itself part of a designated growth area, the site does fall in between the respective Growth Areas for Tottenham Court Road to the west and Holborn to the east. The site also forms part of the Bloomsbury Conservation Area.

Relevant History

2011/4914/P – Permission granted 23/12/2011 for change of use from existing office (Class B1) to a hotel (Class C1); erection of fourth floor extension along Newton Street frontage in place of existing roof top plant enclosure along with provision of refuse store, car parking and cycle parking.

2011/4918/L – Accompanying Listed Building Consent granted 23/12/2011 for alterations in connection with the change of use from existing office (Class B1) to a hotel (Class C1), removal of roof top plant enclosure and erection of an extension at fourth floor level along the Newton Street frontage, along with provision of refuse store, car parking and cycle parking.

2013/1769/P – Non material amendment to 2011/4914/P granted on 19/04/2013 in respect of altering the internal partitioning arrangements to increase the number of rooms from 138 to 174.

As of the date of consideration of this application conditions 4 (samples of facing materials), 6 (details of cycle parking), 7 (plant noise specifications) and 9 (brown roof details) of planning permission 2011/4914/P (granted 23/12/2011) are outstanding and require details to be submitted and approved.

Relevant policies

LDF Core Strategy and Development Policies

DP29 – Improving access

London Plan 2011 - Policy 4.5

NPPF

Assessment

Details are submitted in line with the requirements of condition 10 of permission ref. 2011/4914/P which states:

Condition 10

Details demonstrating that a total of 10% of bedrooms will be provided to full wheelchair standard shall be submitted to and approved by the local planning authority prior to commencement of the development and such details as have been approved shall be implemented prior to first occupation and permanently retained on the site unless otherwise agreed by the local planning authority in writing.

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy 4.5 of the London Plan and policy DP29 of the London Borough of Camden Local Development Framework Development Policies.

Approval was granted in December 2011 (planning ref: 2011/4914/P) for the change of use from existing office (Class B1) to a 138 bedroom hotel (Class C1) together with associated ancillary uses including erection of a fourth floor extension along the frontage facing Newton Street.

In April 2013 a minor non-material amendment was granted (planning ref: 2013/1769/P) for the revised internal room layout uplifting the number of guest rooms to 174.

Consequently the effect of condition 10 is to require at least 17 of the rooms to be provided to wheelchair standard (i.e. 10% of 174). The proposed details indicate that 18 of the rooms will be provided to full wheelchair standards.

The details have been revised during the course of assessment at the request of the Council's Access Officer as the initial proposals were found lacking in several respects.

The revised details are considered to address the Access Officer's concerns and condition 10 may therefore be discharged.

Recommendation: Grant approval of details and discharge condition 10