

Delegated Report		Analysis sheet		Expiry Date:		14/06/2012	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Neil McDonald				2012/2263/P			
Application Address				Drawing Numbers			
199 - 206 High Holborn London WC1V 7BD				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of cycle storage (condition 6) and wheelchair standard bedrooms (condition 10) in relation to planning permission 2011/4914/P 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.							
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:	N/A						
CAAC/Local groups* comments: *Please Specify	N/A						

Site Description

Former office building at the corner of High Holborn and Newton Street with retail uses at ground floor. Permission was granted for change of use to a 138-bedroom hotel retaining retail uses on High Holborn frontage in December 2011. Part of the site, comprising, nos199-201 High Holborn, is a grade II listed building although only the façade remains of the original building following redevelopment in the late 1970s. The site includes a rear yard accessed off Newton Street.

Relevant History

23/12/11 - Planning permission (2011/4914/P) and listed building consent (2011/4918/L) granted 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.

As of the date of consideration of this application conditions 4 (sample panels of facing materials), 7 (plant specifications and acoustic report), 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

CS11- sustainable travel, DP6 – lifetime homes and wheelchair homes, DP17 - walking, cycling and public transport, DP18 - parking standards, DP29 - improving access.

Assessment

Condition 6 requires details of cycle storage to accommodate 20 cycles.

The 20 spaces to be provided would be located within the service yard of the site as indicated on the plans approved for the main application. The submitted details under this condition initially showed 2 covered “Bromley” cycle shelters each accommodating 10 bicycles. This type of cycle parking is not be fully secure as required by the Council’s cycle parking standards as users cannot lock both wheels to the storage facility. The applicant was asked to resubmit using Sheffield Stands or similar which they have done. The two shelters comprising four and eight Sheffield stands respectively would meet the Council’s standards and are acceptable.

Condition 10 required details demonstrating that a total of 10% of bedrooms will be provided to full wheelchair standard.

The submitted information provides detailed floor layouts and location of 14 wheelchair standard bedrooms within the hotel. This represents the required 10% of the 138 rooms approved.

The Council’s access officer has assessed the details and is satisfied that they comply with full mobility standards.

Recommendation: Approve details and discharge conditions 6 and 10.

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