

Neil McDonald
Planning and Development Control
London Borough of Camden
5th Floor, Camden Town Hall Annex
Argyle Street
London
WC1H 8EQ

15 April 2014

Dear Neil

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR A MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION
(2013/2899/P)**

199-206 HIGH HOLBORN, LONDON, WC1V 7BD

On behalf of Norlake Hospitality II Ltd ('the applicant'), please find enclosed an application under s.73 of the Town and Country Planning Act for a Minor Material Amendment to the above Planning Permission granted 14 August 2014 at Hoxton Hotel, 199-206 High Holborn, London, WC1V 7BD (LPA ref: 2013/2899/P).

Following our recent correspondence, you will be aware that our client is seeking to make a Minor Material Amendment to their consent in order to substitute a number of drawings to take account of the amendments as listed below (S73 Amendments). The proposed changes relate solely to the modern building mass of the overall development and do not have any impact on the historic fabric of the listed building façade. The approved principles of the scheme and the overall massing and appearance of the scheme will remain unchanged.

This application seeks to vary the wording of condition 12 to reflect the updated drawings. Condition 12 currently reads as;

'The development hereby permitted shall be carried out in accordance with the following approved plans:- Site plan HH203-1212-013; existing (prefix HH203-1212-) 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012; proposed (prefix AP(00)) 8010 rev A, 8011 rev A, 8012 rev A, 8013 rev A, 8014 rev A, 8015 rev A, 8016 rev A, 8017 rev A; 8020 rev A, 8021 rev A, 8022 rev A, 8023 rev A, 8030, 8031, 8032, 8050, 8051, 8052, 8053, 8055.'

We proposed to vary the wording to read as;

'The development hereby permitted shall be carried out in accordance with the following approved plans:- Site plan AP(00)801018 rev A; existing (prefix HH203-1212-) 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012; proposed (prefix AP(00)) 8010 rev A, 8011 rev E, 8012 rev A, 8013 rev A, 8014 rev A, 8015 rev A, 8016 rev A, 8017 rev A; 8020

rev A, 8021 rev E, 8022 rev D, 8023 rev A, 8030, 8031 rev D, 8032 rev C, 8050, 8051, 8052, 8053, 8055.'

S73 Amendments:

- Additional plant space (41 sq m GIA) to be located within the approved building envelope along the Newton Street wing replacing 43 sq m of conference facilities with new plant and fire escape doors (Drawing AP(00)8011);
- Relocation of the sub-station to be accommodated in place of the refuse area to the left of the cycle storage (please see Drawing AP(00)8011);
- Proposed replaced refuse area to the internal side of the service yard fence replacing one disabled parking space reducing the overall number of disabled parking spaces from 4 as per the consented application (2013/2899/P) to 3;
- Minor internal re-configurations regarding the staff/service lobby accessed from the service yard include a new light well
- Location of generator adjacent to the enclosed refused area to the west of the service yard;
- Slight amendment to the service yard gate position to facilitate the revised internal layout; and
- Replacement of fenestration along the east elevation with slatted louvres which are required to ventilate the plant area (Drawings AP(00)8021)
- Replacement of fenestration along the south elevation with louvered steel doors (Drawing AP(00)8022).

The amendments are considered minor in nature, within the context of the overall scheme and have arisen as a result of detailed design evolution, operational requirements, technical details and improvements to the scheme.

For your assistance, the table below lists all the relevant approved drawings under application 2013/2899/P granted on 14 August 2013 and revised drawing numbers resulting from the incorporation of the proposed amendments.

Drawing Amendments

CONSENT DRAWING	TITLE	AMENDED DRAWING
HH203-1212-013	Site Plan	AP(00)8018 rev A
AP(00)8011 rev A	Ground Floor Plan	AP(00)8011 rev E
AP(00)8021 rev A	East Elevation	AP(00)8021 rev E
AP(00)8022 rev A	South Elevation	AP(00)8022 rev D
AP(00)8031	Section B-B	AP(00)8031 rev D
AP(00)8032	Section C-C	AP(00)8032 rev C

Also included with this submission is a relevant Acoustic Report prepared by Environoise Consulting Limited with associated background noise survey pertinent to the proposed location of the additional plant space at ground floor. This application comprises:

- Covering letter;
- Completed application form;
- Amended drawings as listed in the above table;
- Acoustic Report (Ref: 20311R29bMWrmwpak) prepared by Environoise Consulting Limited;
- Noise Impact Assessment prepared by AECOM (relevant to application 2011/4914/P – for reference only);
- Cheque for £195 to cover the relevant application fee; and
- The relevant Ownership Certificate

Since the granting of permission 2013/2899/P in August 2013, the planning policy environment has not materially changed. Against this background the amended scheme remains compliant with policy. The application was submitted via the Planning Portal (ref: PP-03279310) in April 2014 with the associated application fee (by cheque) couriered to the case officer.

In summary, the proposed amendment comprises a Minor Material Amendment to the current permission and does not compromise the policies of Camden's policy framework. Furthermore, the changes have no negative effects on the original design or the external appearance of the scheme, nor on the surrounding area.

We trust that you find the attached application to be in order but should you require clarification of any element or any additional information then please do not hesitate to contact either Nick Belsten (020 7182 2780) or Amy Lee (020 7182 2791) of this office.

Yours faithfully,



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ON BEHALF NORLAKE HOSPITALITY II LTD