

Delegated Report	Expiry Date:	02/07/2014
	Consultation Expiry Date:	05/06/2014
Officer	Application Number(s)	
Sally Shepherd	2014/2735/P	
Application Address	Drawing Numbers	
199-206 High Holborn London WC1V 7BD	Refer to draft decision notice	
Proposal(s)		
<p>Variation of condition 12 (approved drawings) and condition 5 (parking spaces) of planning permission ref 2013/2899/P dated 14/08/2013 (for part change of use plus extension of the ground floor in connection with hotel use and restaurant at ground floor and basement levels); namely for additional plant space, reconfiguration of service yard in connection with relocated sub-station and refuse area, provision of new generator, reduction of disabled parking bay from 4 to 3, changes to staff service lobby entrance plus related minor changes to elevations.</p>		
Recommendation(s):	Grant variation of conditions 12 and 5 subject to deed of variation S106 Legal Agreement	
Application Type:	Variation or Removal of Condition(s)	

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	107	No. of responses	00	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 14/05/2014 to 04/06/2014 A press notice was published from 15/05/2014 to 05/06/2014</p> <p>Two objections were received which are summarised below.</p> <p><u>Flat 18, 5-15 Newton Street</u></p> <ul style="list-style-type: none">Object to noise from plant room which is located close to neighbouring residencesPlant should be located elsewhere, not near residential properties. <p><u>Flat 4, 8 Newton Street</u></p> <ul style="list-style-type: none">Steel louvered doors to the plant room are approximately 10m from windows of Flat 4, 8 Newton Street, noise report does not consider the impact on 8 Newton StreetNeither of noise reports relate to plan located in Newton Wing – Officer's response: - 2011 noise report was submitted as part of the application for information only, the 2014 report solely relates to the new plant along Newton StreetThe residential receptor identified on the site would have far higher background noise levelsRefuse bins have been re-located to be nearer 8 Newton Street and the noise will impact residential amenity, contrary to policy DP26 <p>Officer's response – please see section on amenity in assessment below</p>					
CAAC/Local groups comments:	<u>Bloomsbury CAAC</u> : No response received					

Site Description

The site comprises a part five/six storey building located on the corner of High Holborn and Newton Street. Part of the site (nos. 199-201) is Grade II listed; however since its listing in 1973, the building has been entirely demolished behind the façade. Only the Italianate Renaissance façade remains, which dates from circa 1870.

Planning permission was granted in 2013 to change the use of the building (previously vacant offices) to a hotel. This application relates to the rear elevation and service yard of the hotel.

The site is located in the Bloomsbury Conservation Area and the ground floor retail frontage is designated as Central London frontage in the LDF.

Relevant History

The current building on the site was constructed following planning permission granted in the 1960s:

P14/30/C/4921 - The redevelopment of the sites of 199-206 High Holborn and 2-8 Newton Street, Holborn, by the erection of a building of basement, ground, first and second floors surmounted by blocks of part eight, part-nine storeys over, for use as car parking in the basement, shops on the ground floor, restaurant and public rooms on the first floor, showrooms on the second floor, showrooms and residential flats on the third floor, offices and residential flats on the fourth to tenth floors, and offices on the eleventh floor.

This was not implemented until after the listing in 1973 and the granting of further consents:

P14/30/C/24765; P14/30/C/25458; P14/30/C/26509; P14/30/C/28866) for "The retention of the existing facade at numbers 199-201 High Holborn and the redevelopment of the site of the remainder of the building together with the sites of numbers 201-206 (consecutive) High Holborn and numbers 2-8 (even) Newton Street for shops, offices, housing and ancillary storage, servicing and car parking areas and plant rooms". The site then included 8 High Holborn which is now a separate demise occupied by the existing 13-storey block of flats.

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 – 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 planning permission ref. 2011/4914/P granted on 19/04/2013 to alter the internal partitioning arrangements to increase the number of rooms from 138 to 174.

2013/2653/P – Approval of details of demonstrating 10% of guest rooms to meet wheelchair standards as required by condition 10 of planning permission ref. 2011/4914/P. Granted on 28/06/2013).

2013/2899/P – Planning permission granted on 14/08/2013 for part change of use from retail (Class A1) plus extension of the ground floor into part of the existing rear service yard to provide for a hotel entrance, lobby and reception area, ancillary bar, restaurant and meeting rooms at ground floor level for hotel use (Class C2); and change of use from office (Class B1a) to a restaurant (Class A3) at basement level to be accessed off High Holborn. Includes alterations to the existing shopfronts in connection with the above including a new retail entrance to 199 High Holborn.

2013/3056/L – Listed building consent granted on 14/08/2013 for external and internal alterations including new entrances and shopfront alterations in connection with the part change of use from retail (Class A1) plus extension of the ground floor into part of the existing rear service yard to provide for a hotel entrance, lobby and reception area, ancillary bar, restaurant and meeting rooms at ground floor level for hotel use (Class C2); and change of use from office (Class B1a) to a restaurant (Class A3) at basement level to be accessed off High Holborn. Includes alterations to the existing shopfronts in connection with the above including a new retail entrance to 199 High Holborn.

2014/2290/P – Approval of details granted on 14/05/2014 for condition 6 (cycle storage) following planning permission granted 14/8/13 (2013/2899/P).

2014/2731/P – Planning permission granted on 11/07/2014 for erection of single storey side extension to undercroft, and installation of new shopfront.

2014/2643/A – Advertisement consent granted on 18/07/2014 for installation of 1 x fascia sign with associated canopy and 2 x internally illuminated projecting signs.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS1 Distribution of growth
CS3 Other highly accessible areas
CS5 Managing the impact of growth and development
CS7 Promoting Camden's centres and shops
CS8 Promoting a successful and inclusive Camden economy
CS9 Achieving a successful Central London
CS11 Promoting sustainable and efficient travel
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
CS17 Making Camden a safer place
CS18 Dealing with waste and encouraging recycling
CS19 Delivering and monitoring the Core Strategy
DP1 Mixed use development
DP10 Helping and promoting small and independent shops
DP12 Managing impact of food and drink uses
DP13 Employment premises and sites
DP14 Tourism development and visitor accommodation
DP16 Transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP20 Movement of goods and materials
DP21 Development connecting to the highway network
DP22 Promoting sustainable design and construction
DP23 Water
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration
DP29 Improving access
DP30 Shopfronts
DP32 Air quality and Camden's clear zone

Camden Planning Guidance 2013

Bloomsbury Conservation Area Statement April 2011

Assessment

Proposal

Planning permission was granted in August 2013 (following the completion of a S106 legal agreement) for part change of use from retail (Class A1) plus extension of the ground floor into part of the existing rear service yard to provide for a hotel entrance, lobby and reception area, ancillary bar, restaurant and meeting rooms at ground floor level for hotel use (Class C2); and change of use from office (Class B1a) to a restaurant (Class A3) at basement level to be accessed off High Holborn. Includes alterations to the existing shopfronts in connection with the above including a new retail entrance to 199 High Holborn.

The applicant now seek seeks to make amendments to the approved scheme which are summarised below:

- Addition of new plant space located within the approved building envelope along the Newton Street wing including new plant and fire escape doors;
- Relocation of the sub-station to be accommodated in place of the refuse area;
- Re-location of refuse area resulting in reduction of the disabled car-parking space from 4 to 3;
- Internal re-configuration of staff/service lobby accessed from service yard;
- Installation of metal louvres on east elevation at ground floor level; and
- Installation of metal louvre doors and relocation of fire exit doors on south elevation

Assessment

The principal considerations material to the determination of this application are summarised as follows:

- Design (visual impact)
- Amenity (impact on the amenity of adjoining occupiers)
- Transport
- Sustainability
- Deed of variation to legal agreement

Design

The additional plant space and re-located sub-station would be located within building envelope and so would not lead to an increase in the bulk of the building. The only external alteration associated with the new plant room would be the installation of new louvered steel door (2.1m h x 1.5m w) and the relocation of the fire exit on the rear elevation (entrance to the service yard) and the installation of a ventilation louvre (1.5m h x 2.4m w) on the Newton Street elevation. The installation of the steel louvres is considered to be acceptable and would have a minimal visual impact.

Within the service yard, a new generator would be installed which would be located behind the boundary wall and two new steel doors would be located on the rear elevation to serve the sub-station. The external alterations within the service yard are considered to be minor and are acceptable in terms of their visual appearance.

Amenity

Concerns have been raised from residents in Newton Street regarding the location of the new plant room and the potential noise from it. The justification for the plant being in the proposed location is because there was insufficient space for it to be located at roof level and there was no practical location within the service yard itself without interfering with vehicular track lines.

The proposals are accompanied by a Noise Impact Assessment prepared by Environoise Consulting Limited dated 11/04/2014 (ref. 20311R29bMWrmwpak). This has been assessed by the Council's specialist Environmental Health officers who have confirmed that the report demonstrates that the new plant meets the required noise criteria set out in Policy DP28 by installing appropriate mitigation measures (a non-acoustic louvre and silencers). A condition will be added to the permission requiring the mitigation measures to be adhered to. A condition will also be added to ensure that the proposed generator is only used in the event of a power failure.

Concerns were also raised regarding the re-location of the refuse and recycling bins in the service yard and the noise disturbance from this. The refuse store would be located approximately 5m further south than on the approved plan, but still within the service yard. The recycling point would be in the same place as the approved

refuse storage area. The re-location of the refuse area is considered to be acceptable and the revised servicing management plan dated Feb 2014 (Ref. KFM/TWR8/13/1713/TN01) was approved by the Council in February 2014 which contains details of refuse and recycling collection times. Refuse/recycling collections are restricted to between 10:00-15:00 in order to safeguard the amenity of neighbouring occupiers.

Therefore, in overall terms, it is considered that nearby amenity will be protected and not harmed by the proposed changes to the already approved scheme.

Transport/servicing

The alterations to the proposed scheme do not result in the transport assessment considered previously to be revisited. The main alterations from a transport perspective involve the reduction of one car parking space in the service yard (the total number would now be 3 rather than 4). The loss of the parking space raised no concerns from Camden's transport planners. Condition 5 of the previous permission has been replaced so that it states that no more than 3 cars are to be parked at any one time within the approved car parking spaces. The revised cycle storage has already been approved in a recent approval of details application (ref. 2014/2290/P) and this remains unaltered.

Sustainability

The Breeam pre-assessment and energy strategy are unaffected by the proposed alterations and are not required to be re-visited within the context of the original permission at the site.

Deed of variation S106 Legal Agreement

The original permission at the site was subject to a section 106 legal agreement for the following elements:

- Construction Management Plan;
- Servicing Management Plan;
- Workplace and Visitor Travel Plan;
- Financial contribution of £70, 523 towards local training and employment initiatives
- Financial contribution of £5,561 for monitoring and reviewing the Travel Plan
- Financial contribution of £50,000 towards pedestrian, cycling and environmental improvements in the vicinity of the site
- Financial contribution to enable resurfacing of footways adjacent to site
- BREEAM 'very good' at design stage and post construction review stage;
- Energy Plan
- Hotel Management Plan
- Local employment and procurement obligations.

There are not considered to be any new or altered heads of terms required as a result of the proposed amendments. However, all of the above elements remain relevant and necessary. As such, a deed of variation S106 Legal Agreement is required. This will also update the drawing and document references. The applicant has agreed in principle to enter into a legal agreement on this basis.

Recommendation

Grant Variation of conditions 12 and 5 subject to deed of variation S106 Legal Agreement.