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16 June 2014

Dear Alan

CHANCERY COURT HOTEL: EXTERIOR LIGHTING TO HIGH HOLBORN FAÇADE – PLANNING AND LISTED BUILDING CONSENTS

As you will be aware Planning Permission and Listed Building consent were granted in August 2012, for works in respect to the overall refurbishment of the Grade II Listed Hotel (Refs: 2012/1547/P and 2012/1548/L) (“the original consents”).

Whilst it was considered at that point in time that the Grade II building was of sufficient architectural landmark quality to warrant some form of external illumination, the amount shown as part of the original consents proposals was considered by London Borough of Camden (“LB Camden”) Officers to be excessive. Consequently, the lighting scheme was removed from the application proposals prior to determination and it was proposed that the lighting strategy would come forward as a separate application, once an illumination study demonstrating the impact on the building had been undertaken.

The consented scheme, as amended, has now been implemented and the refurbished Hotel has been formally re-opened (Winter 2013). Whilst a number of further applications have been made since the original consents (in respect to amendments to the original consents, new applications in respect to the bar and restaurant and new signage) it has come to our attention that the lighting scheme has not been regularised through a formal planning submission.

Accordingly, on behalf of the applicant, New World Hospitality Ltd, we now enclose retrospective applications for planning permission and listed building consent for the (installed) lighting strategy.

You will recall that in March 2013, a package of information on the proposed lighting strategy (Visualisation Study) was submitted to the Council. At the request of officers a mock-up was arranged and attended by LB Camden.

Following your feedback at that point in time, the proposed lighting was further amended and a revised version of the Visualisation Study was submitted to the Council in April 2013. In a verbal follow-up conversation, it was agreed that given daylight hours the Officer would visit the site independently to assess the revised scheme.

In follow-up correspondence with the Council, you have confirmed that despite inspecting the mock-up and advising on how it could be improved, formal planning and listed building consent applications are still required to regularise this. The enclosed applications for the previously discussed lighting strategy therefore seek formal planning (and listed building) consent for these works.

The Proposals and their regard to heritage

The exterior lighting scheme aims to provide articulation of the building by structuring the exterior building facades and features to enhance the appreciation of the key heritage features of the Grade II Listed building and its presence on High Holborn.

In order to respect and minimise impact on the original heritage fabric, the lighting strategy approach has been informed by advice from Heritage Specialists Giles Quarme Associates (“GQA”). The design is largely based on the existing exterior lighting infrastructure; existing power infrastructure and fixture locations have been retained and reused where feasible.

The mainly incandescent halogen and metal halide based fixtures will be replaced by predominately dimmable LED based fixtures to allow for more nuanced lighting effects and to reduce maintenance and undesired visibility of lighting equipment.

The enclosed Visualisation Study provides full details of the lighting scheme, which has now been installed and can be viewed on-site. The Visualisation Study has been updated since it was first submitted to Camden in March 2013 and a mock-up on the proposals produced.

Revisions to Original Lighting Proposals

Whilst a number of elements of the scheme were generally considered acceptable by Officers at the mock-up (Gas Lamps, Spot lights to the columns), other elements were still considered to be excessive. Following this feedback, a number of alterations have been made to the (installed) strategy, particularly at the high level, these include:

- The lighting treatment to the Dome was removed from the scheme;
- Ornamental Cornice Detail at high level – revised lighting equipment procured to enable lighting to be dimmed;
- Entablature treatment – luminaries moved back to an 8 cm offset (from 1 cm in the mock-up) to reduce intensity and provide a subtle gradated wash of light up the vertical face.

Heritage

The (installed) lighting is now considered to be entirely appropriate and sympathetic to the character of the Grade II Listed Building and has responded to the previous concerns of Officers.

Importantly, the proposals do not alter any of the surviving heritage fabric and none of the lighting to be replaced forms part of the original Pearl Assurance Building.

Scope of Submission

We have submitted, via the Planning Portal (Planning Portal Ref: PP-03452287):

- Covering Letter, which provides details of the proposals and their impact on the heritage fabric (given that the applications relate solely to lighting and an overview is provided within this letter no separate Listed Building Statement is provided);
- Application Form for Planning Permission and Listed Building Consent;
- Visualisation Study Rev A – *to reflect amendments since receipt of pre-application feedback*;
- Elevations providing details of lighting and method of fixing for:
 - High Holborn Elevation (drawing ref: 60190918_Ph2_E671);
 - Courtyard North Elevation (drawing ref: 60190918_Ph2_E672);
 - Courtyard East Elevation (drawing ref: 60190918_Ph2_E673);
 - Courtyard South Elevation (drawing ref: 60190918_Ph2_E674); and
 - Courtyard West Elevation (drawing ref: 60190918_Ph2_E675).

Alongside a hard copy of this Covering Letter, we enclose a cheque to the value of £195.00 to cover the Planning Application Fee.

We trust the enclosed meets the relevant validation requirement and await receipt of validation. Please contact me on 020 7182 2781 if you have any queries in respect to the enclosed.

Yours faithfully,



RACHEL FERGUSON
SENIOR PLANNER