

THE HOXTON HOTEL, 199-206 HIGH HOLBORN

Listed Building Statement

Lighting Application

August 2014

Introduction

This Listed Building Statement has been prepared by CBRE Limited, on behalf of Norlake Hospitality II Limited (“the applicant”), in support of the planning and listed building consent application for the lighting strategy at The Hoxton Hotel, 199-206 High Holborn, London Borough (LB) of Camden.

Context

199-201 High Holborn has a Grade II listed façade and it was listed in 1973. Following the listing, the building was thoroughly altered and the only remaining historic fabric of the listed building is the front façade on High Holborn.

Planning Permission and Listed Building consent were granted in August 2013, for works in respect to the change of use of 199-206 High Holborn from A1 (retail) to C1 (Hotels) (Ref: 2013/2899/P).

The applications which form the subject of this Listed Building Statement relate solely to the lighting strategy including:

- Drawing package showing the location of the proposed lighting;
- Technical specifications for both styles of proposed lighting;
- A Design and Access statement prepared by Stride Treglown;

Structure

Paragraph 128 of the National Planning Policy Framework (“NPPF”) states that local planning authorities should require an applicant to describe the significance of any heritage assets affected by a development proposal. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Accordingly, this Statement sets out:

- Heritage Significance – regard should also be to the detailed Heritage Statement submitted to accompany the original consent:
 - Significance of the Hoxton Hotel;
 - Significance of this part of the Bloomsbury Conservation Area; and
 - Contribution of the Hotel to this part of the Conservation Area.
- Overview of proposals;
- Relevant planning heritage policy framework:
 - National guidance;
 - London Plan policy and guidance; and
 - LB Camden’s Local Development Framework.
- The compliance of the proposed works with heritage policy, and other material considerations.

Heritage Significance

SITE AND SURROUNDING CONTEXT

199-206 High Holborn is located within the Bloomsbury Conservation Area. It is a corner plot on the South Side of High Holborn and the West side of Newton Street.

199-201 High Holborn has a Grade II listed façade and it was listed in 1973. Following the listing the building was thoroughly altered and the only remaining historic fabric of the listed building is the front façade on High Holborn.

The Grade II Listed building is an Italianate Renaissance block of 5 storeys. The building has undergone extensive redevelopment, and the only remaining feature of historic value is the High Holborn front street façade. The remainder of the building was demolished in the 1970s.

The Hoxton Hotel's Heritage Significance

The building was constructed c.1870 and underwent extensive redevelopment in the 1970s. In 1976 an application was submitted for the demolition of the buildings forming 202-206 and the demolition of the listed building except for the front façade.

It was Grade II Listed in 1973.

The building is within Bloomsbury Conservation Area and is noted in Camden's Conservation Area Appraisal as:

"Nos 199-201 is a grade II listed five-storey office building with an Italianate Renaissance stuccoed front punctured by a series of arched window openings. Adjacent is Nos 202-206 (even), a late 20th century office building clad in pre-cast concrete panels, which is of a similar height and has a footprint extending to the rear of the adjacent former municipal buildings"

The Heritage Statement which accompanied the original application provides full details of the heritage features of the building.

Surrounding Context – Heritage Context

The historic importance of High Holborn began with the 17th and 18th century street pattern, which was developed during the 19th and 20th century as London expanded its commercial development east.

The site falls within Sub Area 8 of the Bloomsbury Conservation Area. The sub area is characterised by areas of large-scale, late 19th and early 20th Century blocks fronting busy thoroughfares. Development followed the construction of new routes, combined with the widening of streets, thereby cutting the through earlier street patterns. The predominant use is commercial, with a range of accompanying uses such as retail, hotels, and theatres.

The Bloomsbury Conservation Area includes a number of heritage buildings of varying, age, style and character.

Surrounding the site are a number of listed buildings, including:

- The Shaftesbury Theatre (Grade II);
- 207 High Holborn (Grade II);
- 208-209 Princess Louise Public House (Grade II*)

Overview of Proposals

Lighting Proposals

The application seeks permission for the lighting strategy.

The linear lighting and the spot uplighters will provide illumination to the façade, enhancing the architectural features whilst promoting a renewed vitality to the building. The exterior lighting scheme aims to illuminate the modern and historical façade of the Hoxton Hotel enhancing the architectural features of the building. The lighting strategy will illuminate the historical façade enhancing 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 proposed has been selected to ensure that once completed the lighting will be sympathetic to the surrounding conservation area, whilst enhancing the Grade II Listed building. The linear lighting proposed is designed to blend seamlessly into a building’s façade, and will be installed with protective louvres to prevent glare. The spot uplighters selected for the strategy are compact to minimise visual impact on the building.

The lights will be fitted to the façade using short brackets, which are designed to minimise the impact on the fabric of the listing building. The fittings on the spot uplighters are adjustable to minimise light spill.

Legislative and Policy Context

Legislative Context

The Planning (Listed Building and Conservation Areas) Act 1990 provides the legislation that is used to assess the impact of proposals on listed buildings and conservation areas.

The Act deals with the listing of buildings of special architectural historic interest, the authorisation of works affecting Listed Buildings and Conservation Areas and other supplemental matters affecting the historic environment.

Of particular relevance are Sections 16 and 66 of the Act regarding the setting of Listed Buildings and Section 69 that deals with Conservation Areas. Section 72 of the Act requires that, in the exercise of their planning functions, local planning authorities shall pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

National Planning Policy Framework (“NPPF”) 2012

Section 12 sets out policy guidance in respect to conserving and enhancing the historic environment. In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting (Para 128).

Para 131 sets out that in determining applications, LPAs should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic viability; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Proposals that preserve elements of the setting that make a positive contribution to or better reveal the significance of Heritage Assets (including Conservation Areas) should be treated favourable (Para 137).

When consider the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (Para 132).

Not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm (and policies of paragraph 133 applied) or less than substantial harm (and policies of paragraph 134 applied), as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole (Para 138).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (Para 134).

London Plan (as Revised by Early Minor Alterations) 2013

The London Plan is the adopted spatial development strategy for London.

In relation to the determination of applications for planning permission/listed building consent, Policy 7.8 ‘Heritage Assets and Archaeology’ states:

Legislative and Policy Context

“c) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

d) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

e) New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset”.

Camden Development Framework

The relevant policies from LB Camden Core Strategy (November 2010) in respect to heritage comprise:

- Policy CS14 Promoting high quality places and conserving our heritage;
- Policy DP24 Securing High Quality Design; and
- Policy DP25 Conserving Camden’s Heritage.

Development should be of the highest standard of design that respects local character and context (Policy CS14).

In order to maintain the character of Camden’s conservation areas (Policy DP25), LB Camden will:

- Take account of conservation area statements, appraisals and management plans when assessing applications with conservation areas;
- Only permit development within conservation areas that preserve and enhances the character and appearance of the area;
- Prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention; and
- Preserve trees and green spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage.

As described above, the site falls within the Bloomsbury Conservation Area where it is described as the largest and most elaborate building in this stretch of High Holborn.

Assessment of Application Proposals

The previous detailed analysis of the site and buildings referred to within this Report (and detailed in full in the Heritage Statement which accompanied the original Listed Building Statement) has been used to inform the lighting strategy proposals.

The exterior lighting scheme aims to provide illumination to the modern and historical façade of the Hoxton Hotel enhancing the architectural features of the building. The lighting strategy will illuminate the historical façade enhancing the Grade II Listed building and its presence on High Holborn in accordance with Para 131 of the NPPF and Camden Policy DP25.

Through improving the ability to appreciate the building's heritage, the lighting proposals are considered to better reveal the significance of the Listed Building and the Bloomsbury Conservation Area (Paras 131 and 137 of the NPPF).

Moreover, the lighting provides part of the wider redevelopment strategy of the Hoxton Hotel which aims to ensure the continued viable use of the Listed Building as a Hotel in accordance with NPPF objectives (Para 131).

Any harm is therefore considered to be less than substantial (Para 134 of the NPPF). In accordance with Para 134 of the NPPF, the public benefits of the lighting proposals would exceed any minimal harm caused. These benefits include, inter alia:

- Enhancing the appreciation of the key heritage features of the Listed Building within Bloomsbury Conservation Area;
- Final stage of the refurbishment measures which will ensure the Grade II building remains in viable economic use; and

The proposed lighting is considered to be appropriate and sympathetic to the character of the Grade II Listed building. It will strike an appropriate balance between highlighting the important Grade II listed building within this part of the Bloomsbury Conservation Area and protecting the amenity of guests and residents through an appropriate level of lighting provision.