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London Borough of Camden  
Town Hall  
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11th August 2014

Submitted via Planning Portal  
Ref: PP-03582702

To Whom it may Concern,

**The Hoxton Hotel, 199-206 High Holborn  
Application for Planning Permission and Listed Building Consent**

We enclose on behalf of Norlake Hospitality Ltd ("the applicant") an application for planning permission with listed building consent for:

*'Proposed lighting to the north and east elevations of the Hoxton Hotel'*

**The Proposals and their regard to Heritage**

The proposals for lighting include new lighting to the north and east elevations of the Hoxton Hotel. The lighting proposals will enhance the architectural features of the façade and fashion a sense of vibrancy to the evening streetscape. The façade lighting will be controlled by a timer, which will be set to ensure lights will be on within the hours of darkness. The timer will be subject to manual override.

The lighting on the north elevation comprises eight LED Linear lights (ACDC1104/AAB/SB/27/18x48R/400/CWL/SBR/IP68), which will provide a uniform graze of light in the window reveals on the listed section of the hotel. The fittings are surface mounted; however the lighting will blend into the façade. The fittings will be finished in black anodised aluminium, and will come with an attached louvre to prevent glare. The following technical details apply to the linear lighting:

- Output: Standard Bright 100m Pitch
- LED Colour: 2700K
- Optical Range: 18 x 48 DEGREES
- Luminaire Length: 400mm
- Luminaire Model: COWL

Spot lights will also be mounted on the building, with nine spotlights being proposed on the north and east elevations of the building. The nine LED spotlights will uplight the detailed design of the modern façade and will coincide with the lighting proposed for the listed section of the hotel. Again the spotlights will be surface mounted and adjustable to minimise the level of light spill from the proposed lights. The fittings will be finished in black anodised aluminium. The following technical details apply to the spotlights:

- LED Colour: 2700K
- Diameter: 65mm
- Height: 97mm
- Optical Range: 12 DEGREES

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.

### Scope of Submission

Accompanying this application are a series of Drawings and Technical Reports which describe the lighting proposals in full and which meet both the statutory and local requirements for application submissions. The supporting documents provide information on the nature, and impact of the proposed lighting scheme.

The following documents accompany this application:

- Completed planning application form, including relevant certificates;
- Design and Access Statement by Stride Treglow;
- Technical Specification for the Linear Lighting by acdc lighting;
- Technical Specification for the Spot lights by acdc lighting;

Drawings package including:

- Site Location Plan – Ref: AP(00)9145
- North Elevation (Proposed) – Ref: AP(00)8020

- East Elevation (Proposed) - Ref: AP(00)8021
- Exterior Lighting – Site Plan (Proposed) – Ref: AP(00)9140
- Exterior Lighting – East Elevation (Proposed) – Ref: AP(00)9142
- Exterior Lighting – Listed Façade – Section AA (Proposed) – Ref: AP(00)9144
- Exterior Lighting – North Elevation (Proposed) – Ref: AP(00)9141
- Exterior Lighting – Modern Façade – Section BB (Proposed) – Ref: AP(00)9143

The planning application has been submitted via planning portal (Ref: PP-03582702) to the London Borough of Camden. The payment for the application fee for the value of £195.00 has been submitted to Camden Council.

I trust that all the required documentation has been submitted to allow you to register and subsequently validate the application, and look forward to receiving formal confirmation in due course. Should you have any queries on the application submission, please do not hesitate to contact Amy Lee (020 7182 2791) or Laura Morris (020 3214 1896).

Yours faithfully

A handwritten signature in blue ink, appearing to read 'CBRE', with a long horizontal stroke extending to the right.

**CBRE LTD**  
**On Behalf of Norlake Hospitality II Limited**