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By Planning Portal

London Borough of Camden
Regeneration and Planning
2nd Floor,
5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

For the attention of: Christopher Heather

Dear Sir

Brook House, 2-16 Torrington Place, London, WC1E 7NH
Proposed Hotel Development (Planning Permission ref. 2013/2934/P and LBC ref. 2013/3040/L)
Application for Non Material Amendment under Section 96A of TCPA 1990 and
Application for Listed Building Consent

On behalf of our client, Torrington Place Ltd and Whitbread Group plc, we enclose an application for a Non Material Amendment (NMA) and an application for Listed Building Consent (LBC) in order to amend the internal layout of the approved development.

Submitted Applications

The planning application comprises:

- Completed application forms and Certificates
- Site Location Plan (ref. 3114/OS/001 Rev A)
- Drawings:
 - 3114/P/099 Rev D – Basement Plan As Proposed (replacing 099C)
 - 3114/P/100 Rev D – Ground Floor Plan As Proposed (replacing 100C)
 - 3114/P/101 Rev D – First Floor Plan As Proposed (replacing 101C)
 - 3114/P/102 Rev E – Second Floor Plan As Proposed (replacing 102D)
 - 3114/P/103 Rev E – Third Floor Plan As Proposed (replacing 103D)
 - 3114/P/104 Rev C – Fourth Floor Plan As Proposed (replacing 104B)
 - 3114/P/105 Rev C – Fifth Floor Plan As Proposed (replacing 105B)
 - 3114/P/106 Rev D – Sixth Floor Plan As Proposed (replacing 106C)
 - 3114/P/107 Rev C – Roof Plan As Proposed (replacing 107B)

The application for listed building consent comprises:

- Completed application forms and Certificates
- Site Location Plan (ref. 3114/OS/001 Rev A)

- Design and Access Statement
- Heritage Statement
- [The same list of drawings as above]

A cheque for the required planning application fee of £195 made payable to London Borough of Camden has been posted to the Council under separate cover.

Background to the Applications

Planning permission and listed building consent were both granted on 8 August 2014 by decision of The Planning Inspectorate, with the development described as:

“Change of use from offices (use class B1) to hotel (use class C1); internal alterations to facilitate hotel use, replacement of existing roof top plant room with new sixth floor and new roof top plant enclosure, installation of platform lift and new entrance doors to Torrington Place, and other minor associated internal and external works.”

The approved plans show the detailed layout for each floor with 177 hotel bedrooms distributed across the existing building and 6th floor extension. Condition 2 of the planning permission lists the approved drawings.

Proposed Changes

Following a review of the permitted scheme the hotel operator, Whitbread, has refined its Hub brand requiring larger rooms where possible. The permitted scheme has therefore been reviewed and revised layouts have been prepared that provide for a number for larger rooms.

The proposed larger room is 640mm wider than the ‘standard’ room, allowing for an alternative layout whilst retaining the Hub style. This new layout allows for circulation around both sides of the bed as well as a wider lobby area within the bedroom.

In turn overall bedroom numbers have been reduced from the permitted 177 bedrooms to 168 bedrooms, with an associated reduction in bedspaces.

To create the larger bedrooms two runs of bedrooms on floors 2-5 on the Torrington Place ‘wing’ of the building (and one run of bedrooms on the first floor) have been altered to create 5 bedrooms in place of 6: one run of rooms to the rear of the building and another to the frontage. At first floor level only the change to the frontage bedrooms is made as the kitchen and customer restaurant are located on this floor differentiating it from the floors above. On floors 2-5, the reconfiguration of the bedrooms to the rear includes extending slightly into a void at the eastern end of the building. This void currently contains some services which will be removed as part of the works.

The above changes do not affect the relationship of internal and external windows. They also do not alter the number of accessible rooms proposed. Furthermore there are no changes to any of the bedrooms on the Tottenham Court Road ‘wing’ of the building, or any changes to the proposed 6th floor roof extension.

The changes are not material in any way enabling a NMA to be submitted to update the plans and in turn ensure that the development is carried out in accordance with the approved plans. The application therefore seeks to replace the approved plans for floors 1-5 with new plans. The application description of development is:

“Internal alterations to increase the size of some bedrooms (which alter the approved plans and reduce bedroom numbers from 177 to 168)”

As a result of all the approved floor plans containing a room mix schedule, in order to ensure all plans are consistent by reflecting the correct number of bedrooms, the basement, ground, sixth floor and roof plans have also been updated. However, to reiterate the only change to these plans is to the room mix schedule.

In listed building terms, the proposed changes require listed building consent. An application has therefore been submitted which is described as:

“Internal alterations to facilitate hotel use (revised layout to that granted LBC under ref. 2013/3040/L on 8 August 2014)”

Given the nature of the building the changes proposed have no heritage implications, but an application is required to ensure that the works are carried out in accordance with the approved details (condition 2 of the LBC dated 8 August 2014), as well as to comply with statute.

The proposals will preserve the special interest of the listed building and the significance of the building will be sustained and enhanced.

I trust the enclosed applications are in order. However, should you have any queries please do not hesitate to contact me.

Yours faithfully



Nick Jenkins MRICS
Director
Smith Jenkins Ltd