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|--|--|----------------------------------|----|----------------------------------|----|-------------------------------------|----|
| <b>Delegated Report</b>  |  | <b>Analysis sheet</b>            |    | <b>Expiry Date:</b>              |    | 19/11/2014                          |    |
|  |  | N/A                              |    | <b>Consultation Expiry Date:</b> |    | 12/11/2014                          |    |
| <b>Officer</b>   |  |                                  |    | <b>Application Number(s)</b>     |    |                                     |    |
| Christopher Heather  |  |                                  |    | 2014/6179/P                      |    |                                     |    |
| <b>Application Address</b>   |  |                                  |    | <b>Drawing Numbers</b>           |    |                                     |    |
| Brook House<br>2-16 Torrington Place<br>London<br>WC1E 7HN   |  |                                  |    | See draft decision notice        |    |                                     |    |
| <b>PO 3/4</b>  |  | <b>Area Team Signature</b>       |    | <b>C&amp;UD</b>                  |    | <b>Authorised Officer Signature</b> |    |
|  |  |                                  |    |                                  |    |                                     |    |
| <b>Proposal(s)</b>   |  |                                  |    |                                  |    |                                     |    |
| Internal alterations to reduce number of bedrooms from 177 to 168 and increase size of remaining bedrooms in hotel approved under planning permission APP/X5210/A/13/2207166 (2013/2934/P) dated 08/08/14. |  |                                  |    |                                  |    |                                     |    |
| <b>Recommendation(s):</b>  |  | Grant of non material amendments |    |                                  |    |                                     |    |
| <b>Application Type:</b>   |  | Non Material Amendments          |    |                                  |    |                                     |    |
| <b>Conditions or Reasons for Refusal:</b>  |  | Refer to Draft Decision Notice   |    |                                  |    |                                     |    |
| <b>Informatives:</b>   |  |                                  |    |                                  |    |                                     |    |
| <b>Consultations</b>   |  |                                  |    |                                  |    |                                     |    |
| <b>Adjoining Occupiers:</b>  |  | No. notified                     | 00 | No. of responses                 | 00 | No. of objections                   | 00 |
|  |  |                                  |    | No. electronic                   | 00 |                                     |    |
| <b>Summary of consultation responses:</b>  |  | N/A                              |    |                                  |    |                                     |    |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify   |  | N/A                              |    |                                  |    |                                     |    |

## Site Description

The site is on Torrington Place near to the junction with Tottenham Court Road and is currently in office use. It is a grade II\* listed building and forms part of the similarly listed collection of buildings at 191-199 Tottenham Court Road, which include Heal's and Habitat. The Tottenham Court Road frontage dates from the early twentieth century, but the Torrington Place building is more recent and was constructed in the 1960. It has a small basement, ground floor and six storeys above, although the sixth floor is smaller and contains plant rooms. It is within the Bloomsbury Conservation Area, and falls within the strategic viewing corridor from Parliament Hill to the Palace of Westminster.

## Relevant History

**September 2013:** Planning application (ref: 2013/2934/P) and listed building consent (ref: 2013/3040/L) refused for "Internal alterations in connection with a change of use from offices (Class B1) to hotel use (Class C1) with extension at roof level, including replacement of existing roof top plant room with new sixth floor and new roof top plant enclosure, and installation of platform lift and new entrance doors to Torrington Place, and other minor external alterations". Subsequently, an appeal was allowed in **August 2014** (ref: APP/X5210/A/13/2207166).

## Relevant policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

## Assessment

### Proposal

Consent is sought for amendments to an earlier planning application given consent in August 2014. The amendments are internal and would result in a reduction in the number of bedrooms in the hotel. The overall number of rooms would reduce from 177 to 168. This would involve a slight extension into the void at the eastern end of the Torrington Place part of the building. There would be no external changes.

### Assessment

S.190 of the Town and Country Planning Act 2008 states *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

Whilst there is no statutory definition of 'non-material', the LPA must be satisfied that the amendment sought is non-material in order to grant an application.

A number of larger rooms are now proposed, but not so large that more than 2 beds could be provided within them.

The reduction in the number of rooms is due to some of the rooms being enlarged. The larger rooms would not be so large as to allow for 3 beds in them, hence the impact of them is individually the same, but by taking up more space is collectively less than what has permission. Whilst some additional floorspace is provided by extending into the void this is not so great as to increase the potential number of guests. Therefore, less people staying at the hotel would logically mean a lesser impact on the surrounding area.

The extension into the void would be entirely internal with no external changes. It is important to note that the building is listed, and so an application for listed building consent has been submitted for the revised position of walls and doors that the amendment would entail. The acceptability or not of this non-material amendment in no way impacts on the acceptability of the listed building consent, and the granting of one does not imply that the other is therefore acceptable.

**Recommendation:** Approve non-material amendment

