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Our ref: 2015/4091/PRE  
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Dear Chris

**Re: Hoxton Hotel, High Holborn**

Thank you for your enquiry received on 06<sup>st</sup> July 2015.

Your proposal to erect a single storey extension at the side of the hotel on Newton Street has been assessed against our [Local Development Framework Policies](#) (Specifically DP24: Securing High Quality Design; DP25: Conserving Camden's heritage and DP26: Managing the impact of development on occupiers and neighbours); [Camden Planning Guidance](#) (Specifically CPG1: Design and CPG6: Amenity) and the [Bloomsbury Conservation Area Appraisal](#).

The site is not listed, but is within the Bloomsbury Conservation area.

**Assessment:**

The development would comprise a single storey extension infilling a private, disused forecourt fronting Newton Street. The extension as currently proposed would be constructed from glass bricks within a dark steel frame with terrazzo clad circular features at roof level to disguise rooflights and mechanical plant. Planting areas would also be created at each end of the extension.

The proposal is considered to broadly comply with Camden Planning Guidance in that it would be secondary to the building extended and would not harm any architectural features. The design is considered to reflect elements of the host building, with its terrazzo cladding and glass bricks being somewhat contemporary to the post war design of the main building.

I would advise that more details of the proposed kiosk are provided when an application is submitted, i.e whether it is publically accessible from the street, the type of use and hours of operation etc.

It is noted that there are a number of residential properties surrounding the site so any public operation of the kiosk, if acceptable, will need to be very sensitive and respect these residential properties, bearing in mind the street is relatively free of noise and pedestrian throughflow at present.

I would advise that a noise report, carried out by a suitably qualified professional, is also submitted with the application to clearly demonstrate that the proposed mechanical plant would fully comply with our noise requirements.

In order to mitigate against any damage to the pavement caused during construction works our highways team have advised that they would seek to repair/repave the footway adjacent to the new extension at applicant's cost.

**Please note the above information represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.**

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 3366.

Yours sincerely,

Fergus Freeney  
Planning Officer