



30A High Street, Stony Stratford, Milton Keynes, MK11 1AF Telephone: 01908 502436 Email: nick@smithjenkins.co.uk

22 July 2015

**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: Yuyao Gong

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 make some very minor amendments to the internal layouts of the first to sixth floors, of the approved development.

Submitted Applications

The NMA application comprises:

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

The application for LBC comprises:

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

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 condition 2 of the planning permission listing the approved drawings. A non material amendment and LBC were previously granted in 2014 for *“Internal alterations to increase the size of some bedrooms (which alter the approved plans and reduce bedroom numbers from 177 to 168)”* (ref. 2014/6179/P and 2014/6166/L).

### Proposed Changes

The proposals have been discussed with Charles Rose in advance of submission.

The changes to the layout now proposed are twofold.

a) At first to sixth floor the only changes are to the orientation of bathrooms which have been rotated by 90 degrees to some of the rooms, combined with a change to the central corridor alignment close to the lift core.

These changes are very minor, all internal to the building and have no heritage or wider planning implications.

b) At first floor level the change is to the shape and layout of the restaurant area, reception and location of staff office only.

The change to the restaurant area does have a slight impact upon the building when viewed from the outside (but in a positive way), as by moving the staff office away from the outside wall there is no longer the need for two of the windows to be effectively blanked off, leaving a more open aspect to the street. As this external change is clearly positive, with no other internal changes that are of any significance, there are no heritage or wider planning implications of the proposals.

To assist understanding the above changes, in addition to the formal application plans, the currently approved plans are appended to this letter together with as proposed plans with red ‘clouds’ added to the drawings showing the changes. I trust this assists in reviewing matters.

The changes are not material in any way enabling a NMA to be submitted to update the approved 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 1-6 with new plans. The application description of development is:

*“Internal alterations to bathroom layouts and layout of reception, restaurant and staff office (revised layout to that granted permission under ref. 2013/2939/P and amended by 2014/6179/P)”*

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

An application for LBC 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 and amended by 2014/6166/L)”*

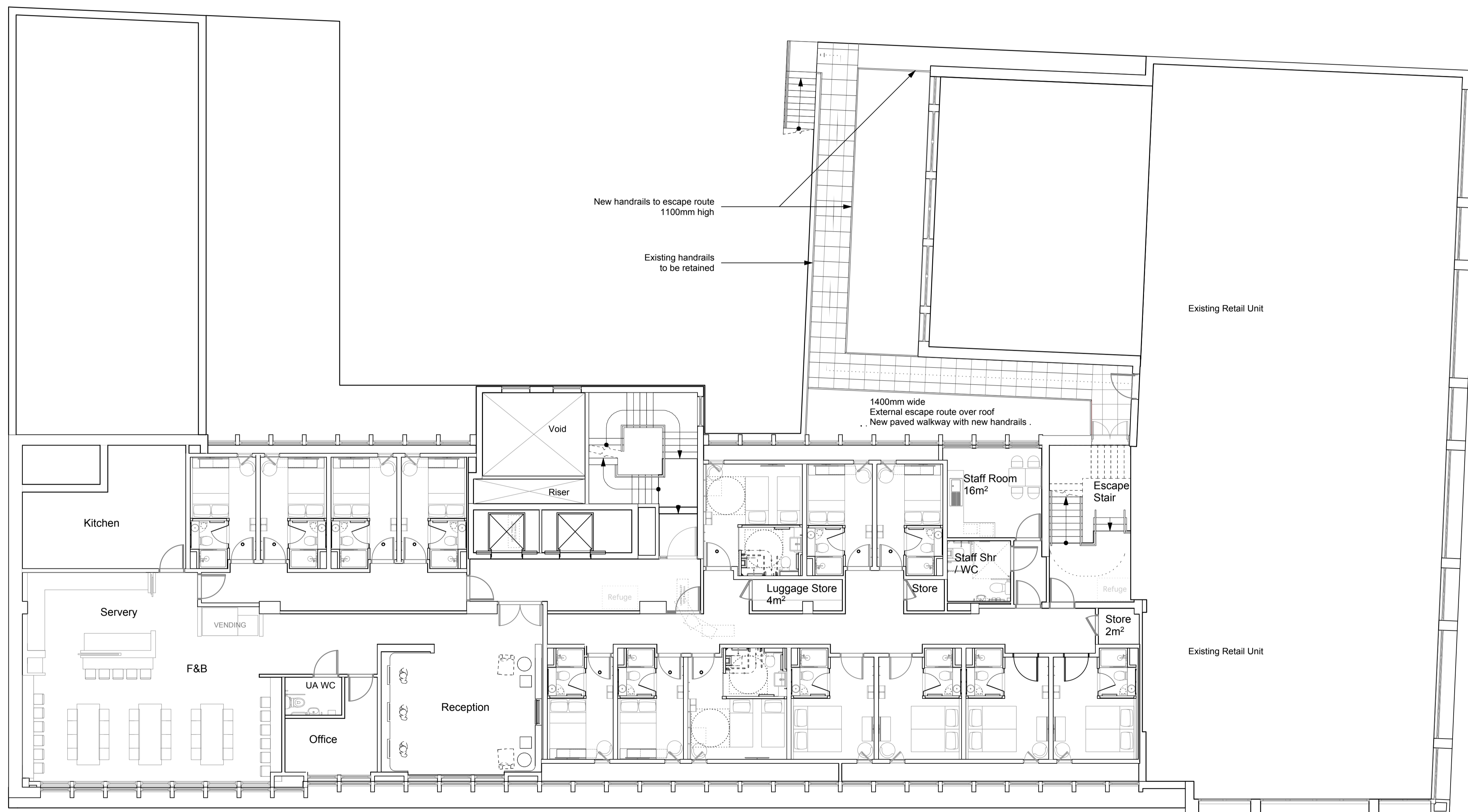
The proposals will preserve the special interest of the listed building and the significance of the building will be sustained and enhanced.

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

Yours faithfully

A handwritten signature in black ink, appearing to be 'Nick Jenkins', written in a cursive style.

**Nick Jenkins MRICS**  
Director  
Smith Jenkins Ltd



D	10/09/14	Larger Rooms added. Room mix amended.	LB
C	01/05/13	Amended following design team comments	LB
B	18/4/13	Amended following comments from LBC Design & Conservation Officer and Public Consultation.	LB
A	22/2/13	Amended following design team comments	LB
Rev	Date	Description	By

Brooklands Yard  
Southover High Street  
Lewes  
East Sussex  
BN7 1HU

Tel 01273 479269  
Fax 01273 483060  
www.axiomarchitects.co.uk

**AXIOM**  
ARCHITECTS

Client  
TORRINGTON PLACE LTD & WHITBREAD GROUP PLC

Project  
BROOK HOUSE  
2-16 TORRINGTON PLACE  
LONDON

Drawing  
**FIRST FLOOR PLAN**  
**AS PROPOSED**

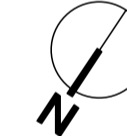
Scale	Status	Date	Drawn	Checked
1:100@A1	PLANNING	31/11/13	LB	

Drawing No. **3114/P/101** Revision **D**

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	
G	-	-	-	-	
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>

This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1990 and must carry the relevant copyright restriction note. Do not scale from drawings.



Rev	Date	Description	By
E	8/6/15	Restaurant and Reception layout amended.	LB
D	10/9/14	Larger Rooms added. Room mix amended.	LB
C	1/5/13	Amended following design team comments.	LB
B	18/4/13	Amended following comments from LBC Design & Conservation Officer and Public Consultation.	LB
A	22/2/13	Amended following design team comments.	LB

1 Brooklands Yard  
 Southover High Street  
 Lewes  
 East Sussex  
 BN7 1HU

**AXIOM**  
 ARCHITECTS

Tel. 01273 479269  
 www.axiomarchitects.co.uk

Client  
**TORRINGTON PLACE LTD & WHITBREAD GROUP PLC**

Project  
**BROOK HOUSE**  
 2 - 16 TORRINGTON PLACE  
 LONDON

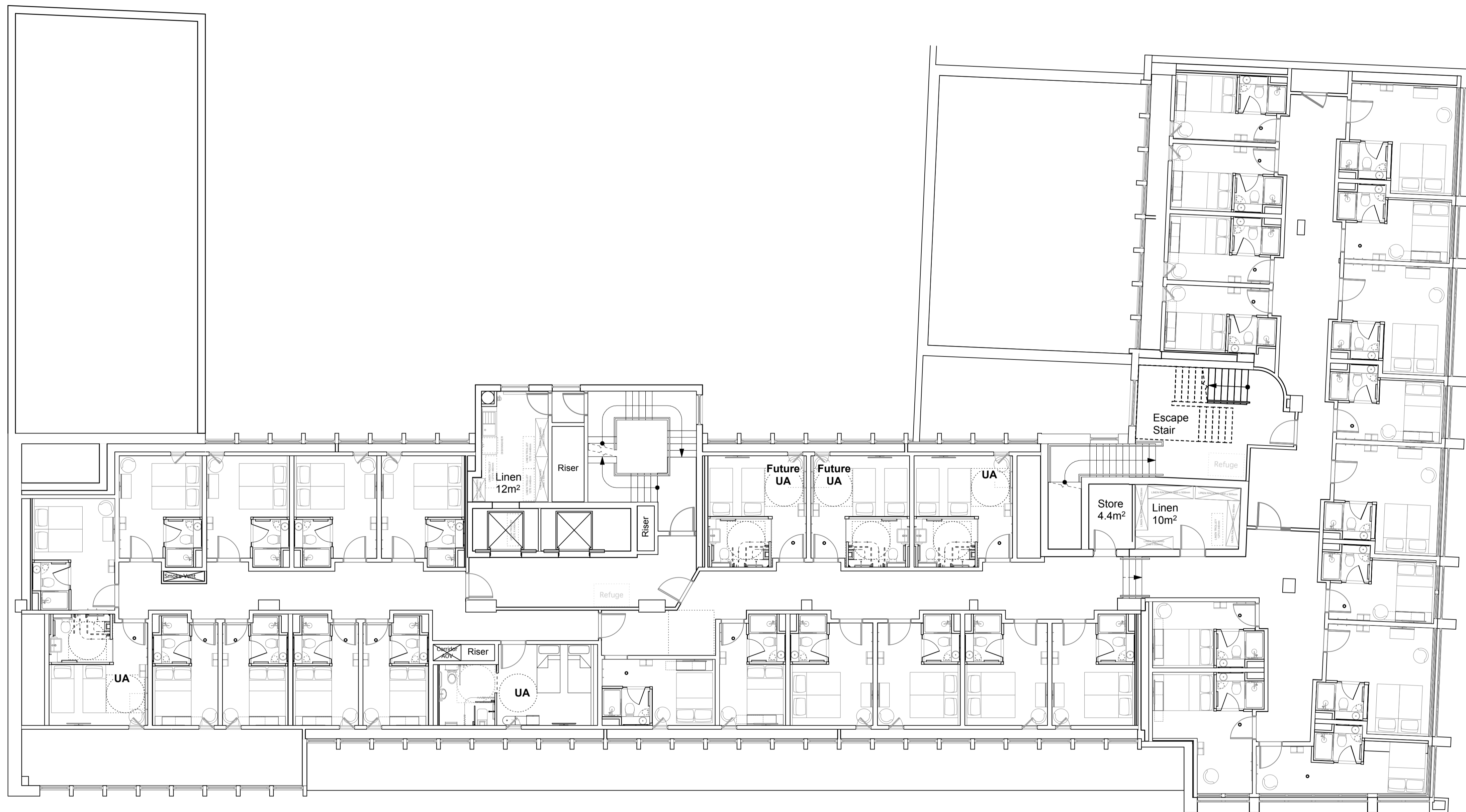
Drawing  
**FIRST FLOOR PLAN**  
**AS PROPOSED**

Scale	Status	Date	Drawn	Checked
1:100 @ A1	PLANNING	31/1/13	LB	LB

Drawing No. **3114/P/101 E** Revision

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	-
G	-	-	-	-	-
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>



30 M  
20  
10  
0

Rev	Date	Description	By
E	10/9/14	Larger rooms added. Room mix amended.	LB
D	21/8/13	Fenestration and bedroom layouts to Tottenham Court Road frontage further amended.	LB
C	31/7/13	Fenestration and bedroom layouts to Tottenham Court Road frontage amended. Bedroom numbers reduced to 177 total.	LB
B	18/4/13	Amended following comments from LBC Design & Conservation Officer and Public Consultation.	LB
A	22/2/13	Amended following design team comments	LB

Brooklands Yard  
Southover High Street  
Lewes  
East Sussex  
BN7 1HU

Tel 01273 479269  
Fax 01273 483060  
www.axiomarchitects.co.uk

**AXIOM**  
ARCHITECTS

Client  
TORRINGTON PLACE LTD & WHITBREAD GROUP PLC

Project  
BROOK HOUSE  
2-16 TORRINGTON PLACE  
LONDON

Drawing  
**SECOND FLOOR PLAN  
AS PROPOSED**

Scale	Status	Date	Drawn	Checked
1:100@A1	PLANNING	31/11/13	LB	

Drawing No. **3114/P/102** Revision **E**

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	
G	-	-	-	-	
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>

This drawing is the copyright of Axiom Architects. It is for planning application purposes only and may not be reproduced in whole or in part without permission. Drawings lodged for planning approval may be reproduced by the Planning Authority in accordance with the Copyright (Material Open to Public Inspection) (Marking of Copies of Plans and Drawings) Order 1990 and must carry the relevant copyright restriction note. Do not scale from drawings.



Rev	Date	Description	By
F	8/6/15	Shower rooms rotated.	LB
E	10/9/14	Larger Rooms added. Room mix amended.	LB
D	21/8/13	Fenestration and bedroom layouts to Tottenham Court Road frontage further amended.	LB
C	31/7/13	Fenestration and bedroom layouts to Tottenham Court Road frontage amended. Bedroom numbers reduced to 177 total.	LB
B	18/4/13	Amended following comments from LBC Design & Conservation Officer and Public Consultation.	LB
A	22/2/13	Amended following design team comments	LB

1 Brooklands Yard  
 Southover High Street  
 Lewes  
 East Sussex  
 BN7 1HU

**AXIOM**  
 ARCHITECTS

Tel. 01273 479269  
 www.axiomarchitects.co.uk

Client  
**TORRINGTON PLACE LTD & WHITBREAD GROUP PLC**

Project  
**BROOK HOUSE**  
 2 - 16 TORRINGTON PLACE  
 LONDON

Drawing  
**SECOND FLOOR PLAN**  
**AS PROPOSED**

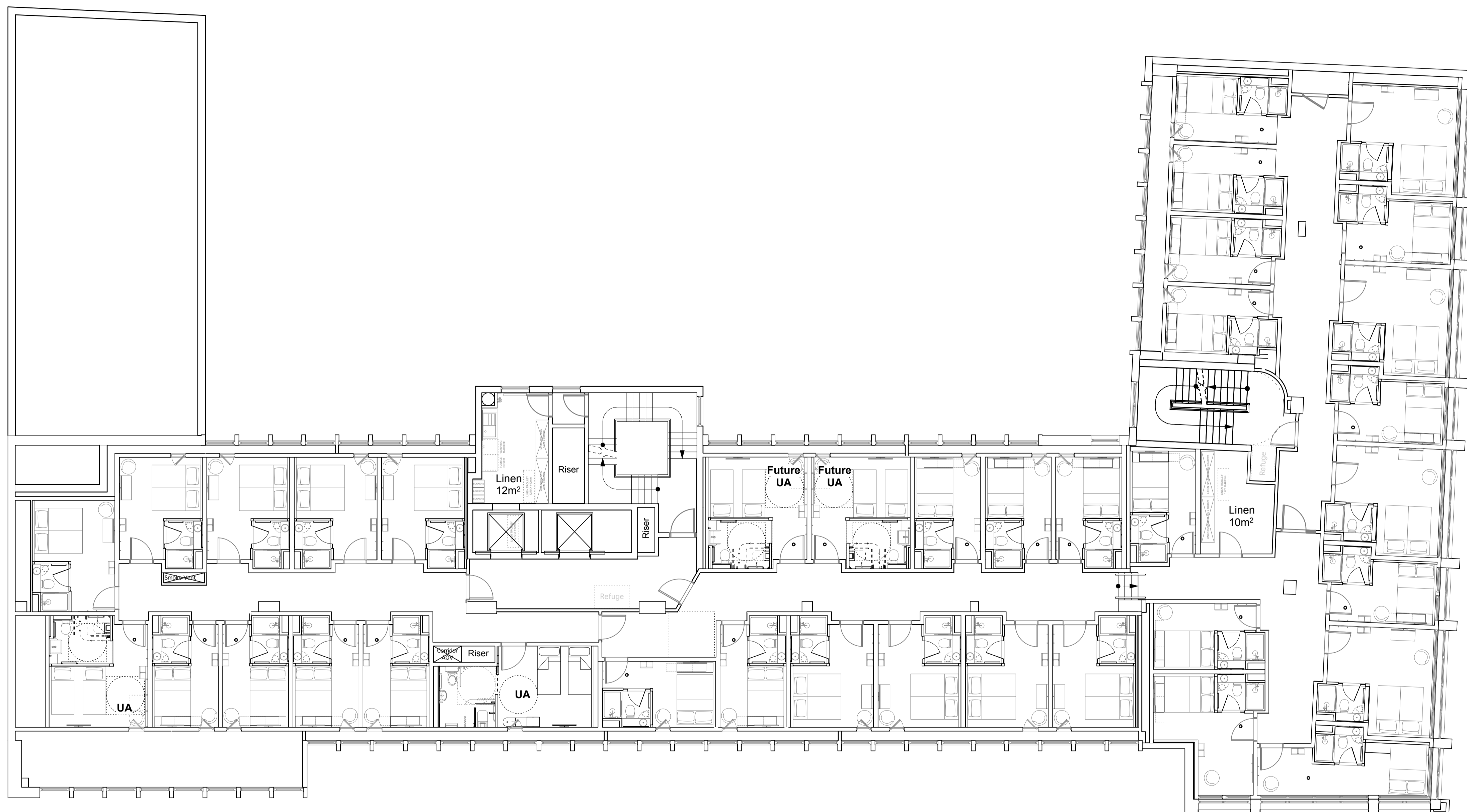
Scale 1:100 @ A1 Status PLANNING Date 31/1/13 Drawn LB Checked LB

Drawing No. 3114/P/102 F Revision

**3114/P/102 F**

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	
G	-	-	-	-	
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>



Rev	Date	Description	By
E	10/9/14	Larger rooms added. Room mix amended.	LB
D	21/8/13	Fenestration and bedroom layouts to Tottenham Court Road frontage further amended.	LB
C	31/7/13	Fenestration and bedroom layouts to Tottenham Court Road frontage amended.	LB
B	18/4/13	Bedroom numbers reduced to 177 total. Amended following comments from LBC Design & Conservation Officer and Public Consultation.	LB
A	22/2/13	Amended following design team comments	LB

Brooklands Yard  
 Southover High Street  
 Lewes  
 East Sussex  
 BN7 1HU

Tel 01273 479269  
 Fax 01273 483060  
 www.axiomarchitects.co.uk

**AXIOM**  
 ARCHITECTS

Client  
 TORRINGTON PLACE LTD & WHITBREAD GROUP PLC

Project  
 BROOK HOUSE  
 2-16 TORRINGTON PLACE  
 LONDON

Drawing  
**THIRD FLOOR PLAN**  
**AS PROPOSED**

Scale	Status	Date	Drawn	Checked
1:100@A1	PLANNING	31/11/13	LB	

Drawing No. **3114/P/103** Revision **E**

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	
G	-	-	-	-	
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>



30 M

20

10

0



Rev	Date	Description	By
F	8/6/15	Shower rooms rotated. Corridor layout amended.	LB
E	10/9/14	Larger Rooms added. Room mix amended.	LB
D	21/8/13	Fenestration and bedroom layouts to Tottenham Court Road frontage further amended.	LB
C	31/7/13	Fenestration and bedroom layouts to Tottenham Court Road frontage amended. Bedroom numbers reduced to 177 total.	LB
B	18/4/13	Amended following comments from LBC Design & Conservation Officer and Public Consultation.	LB
A	22/2/13	Amended following design team comments	LB

1 Brooklands Yard  
Southover High Street  
Leaves  
East Sussex  
BN7 1HU

**AXIOM**  
ARCHITECTS

Tel. 01273 479269  
www.axiomarchitects.co.uk

Client

**TORRINGTON PLACE LTD & WHITBREAD GROUP PLC**

Project

**BROOK HOUSE**  
2 - 16 TORRINGTON PLACE  
LONDON

Drawing

**THIRD FLOOR PLAN**  
**AS PROPOSED**

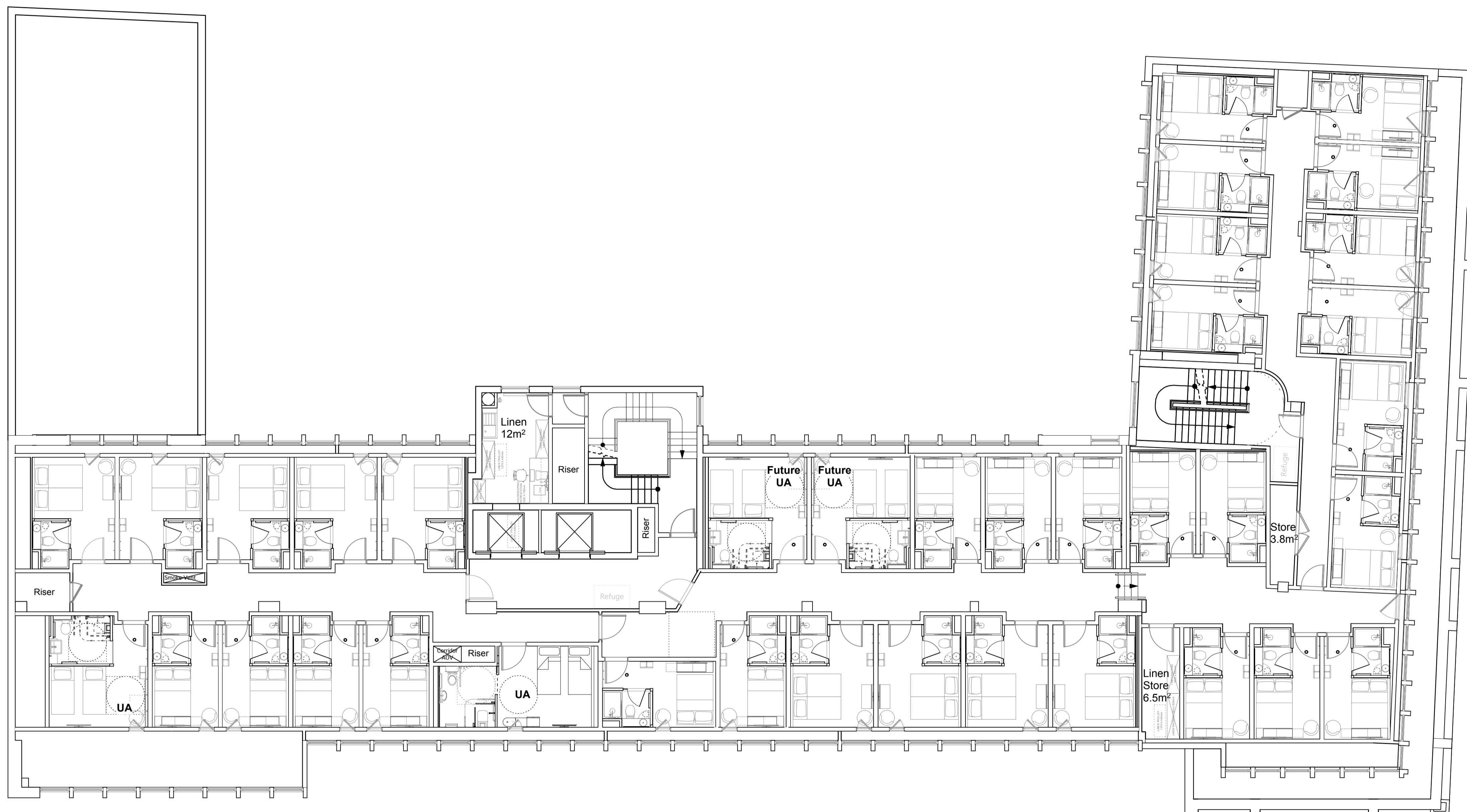
Scale	Status	Date	Drawn	Checked
1:100 @ A1	PLANNING	31/1/13	LB	

Drawing No.	Revision
3114/P/103	F

**3114/P/103 F**

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	
G	-	-	-	-	
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>



Rev	Date	Description	By
C	10/09/14	Larger Rooms added. Room mix amended.	LB
B	18/4/13	Amended following comments from LBC Design & Conservation Officer and Public Consultation.	LB
A	22/2/13	Amended following design team comments	LB

Brooklands Yard  
 Southover High Street  
 Lewes  
 East Sussex  
 BN7 1HU

Tel 01273 479269  
 Fax 01273 483060  
 www.axiomarchitects.co.uk

**AXIOM**  
 ARCHITECTS

Client  
 TORRINGTON PLACE LTD & WHITBREAD GROUP PLC

Project  
 BROOK HOUSE  
 2-16 TORRINGTON PLACE  
 LONDON

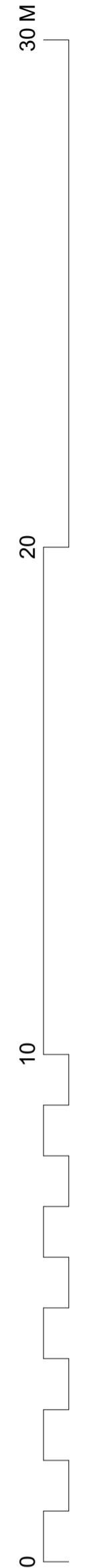
Drawing  
**FOURTH FLOOR PLAN  
 AS PROPOSED**

Scale	Status	Date	Drawn	Checked
1:100@A1	PLANNING	31/11/13	LB	

Drawing No. **3114/P/104** Revision **C**

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	
G	-	-	-	-	
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>



Rev	Date	Description	By
D	8/6/15	Shower rooms rotated. Corridor layout amended.	LB
C	10/9/14	Larger Rooms added. Room mix amended.	LB
B	18/4/13	Amended following comments from LBC Design & Conservation Officer and Public Consultation.	LB
A	22/2/13	Amended following design team comments	LB

1 Brooklands Yard  
 Southover High Street  
 Lewes  
 East Sussex  
 BN7 1HU

**AXIOM**  
 ARCHITECTS

Tel. 01273 479269  
 www.axiomarchitects.co.uk

Client  
**TORRINGTON PLACE LTD & WHITBREAD GROUP PLC**

Project  
**BROOK HOUSE**  
 2 - 16 TORRINGTON PLACE  
 LONDON

Drawing  
**FOURTH FLOOR PLAN**  
**AS PROPOSED**

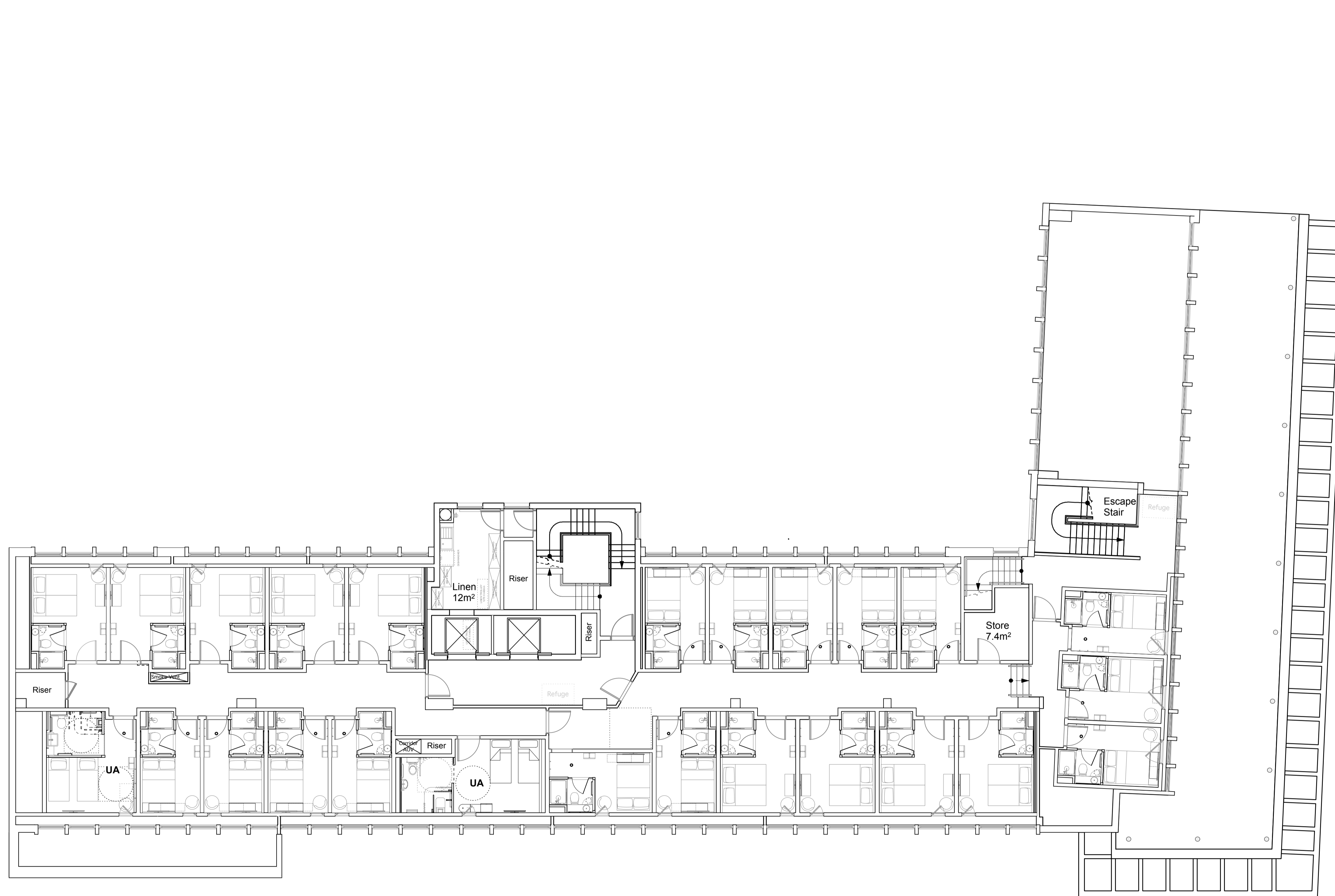
Scale	Status	Date	Drawn	Checked
1:100 @ A1	PLANNING	31/1/13	LB	

Drawing No.	Revision
3114/P/104	D

**3114/P/104 D**

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	
G	-	-	-	-	
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>



Rev	Date	Description	By
C	10/09/14	Larger Rooms added. Room mix amended.	LB
B	18/4/13	Amended following comments from LBC Design & Conservation Officer and Public Consultation.	LB
A	22/2/13	Amended following design team comments	LB

Brooklands Yard  
 Southover High Street  
 Lewes  
 East Sussex  
 BN7 1HU

Tel 01273 479269  
 Fax 01273 483060  
 www.axiomarchitects.co.uk

**AXIOM**  
 ARCHITECTS

Client  
**TORRINGTON PLACE LTD & WHITBREAD GROUP PLC**

Project  
**BROOK HOUSE**  
 2-16 TORRINGTON PLACE  
 LONDON

Drawing  
**FIFTH FLOOR PLAN**  
**AS PROPOSED**

Scale	Status	Date	Drawn	Checked
1:100@A1	PLANNING	31/11/13	LB	

Drawing No. **3114/P/105** Revision **C**

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	
G	-	-	-	-	
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>



D	8/6/15	Shower rooms rotated. Corridor layout amended.	LB
C	8/6/15	Larger Rooms added. Room mix amended.	LB
B	18/4/13	Amended following comments from LBC Design & Conservation Officer and Public Consultation.	LB
A	22/2/13	Amended following design team comments	LB
Rev	Date	Description	By

1 Brooklands Yard  
Southover High Street  
Lewes  
East Sussex  
BN7 1HU

Tel. 01273 479269  
www.axiomarchitects.co.uk

Client

**TORRINGTON PLACE LTD & WHITBREAD GROUP PLC**

Project

**BROOK HOUSE**  
2 - 16 TORRINGTON PLACE  
LONDON

Drawing

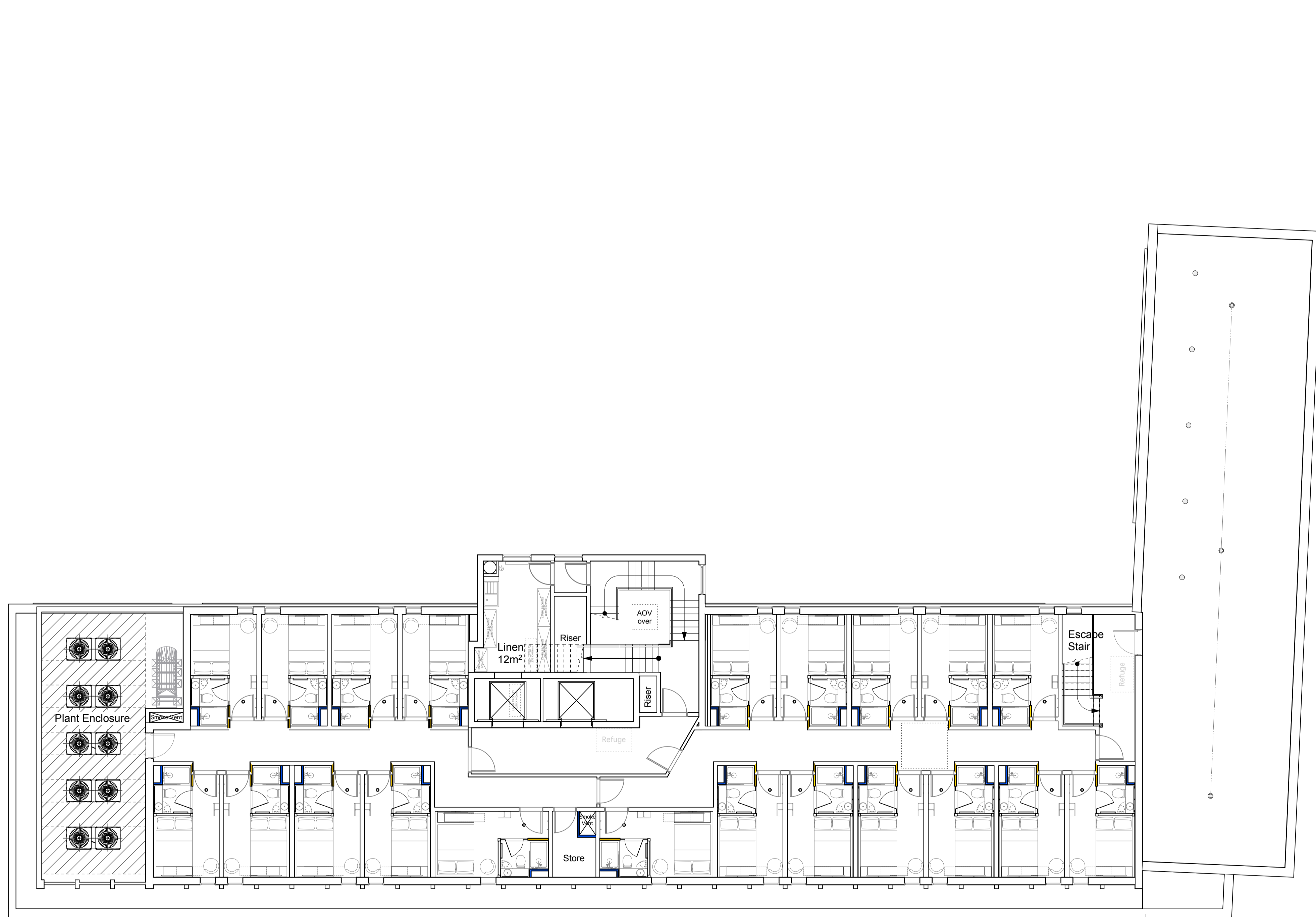
**FIFTH FLOOR PLAN**  
**AS PROPOSED**

Scale	Status	Date	Drawn	Checked
1:100 @ A1	PLANNING	31/1/13	LB	

Drawing No.	Revision
<b>3114/P/105</b>	<b>D</b>

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	
G	-	-	-	-	
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>



D	10/09/14	Room mix amended to show larger rooms.	LB
C	18/4/13	Window position and bedroom layouts amended.	LB
B	20/3/13	Amended following comments from LBC Design & Conservation Officer and Public Consultation. Extension set back further from North Elevation. UA bedroom omitted. Layout amended to suit.	LB
A	22/2/13	Amended following design team comments	LB
Rev	Date	Description	By

Brooklands Yard  
 Southover High Street  
 Lewes  
 East Sussex  
 BN7 1HU

Tel 01273 479269  
 Fax 01273 483060  
 www.axiomarchitects.co.uk

**AXIOM**  
 ARCHITECTS

Client  
 TORRINGTON PLACE LTD & WHITBREAD GROUP PLC

Project  
 BROOK HOUSE  
 2-16 TORRINGTON PLACE  
 LONDON

Drawing  
**SIXTH FLOOR PLAN**  
**AS PROPOSED**

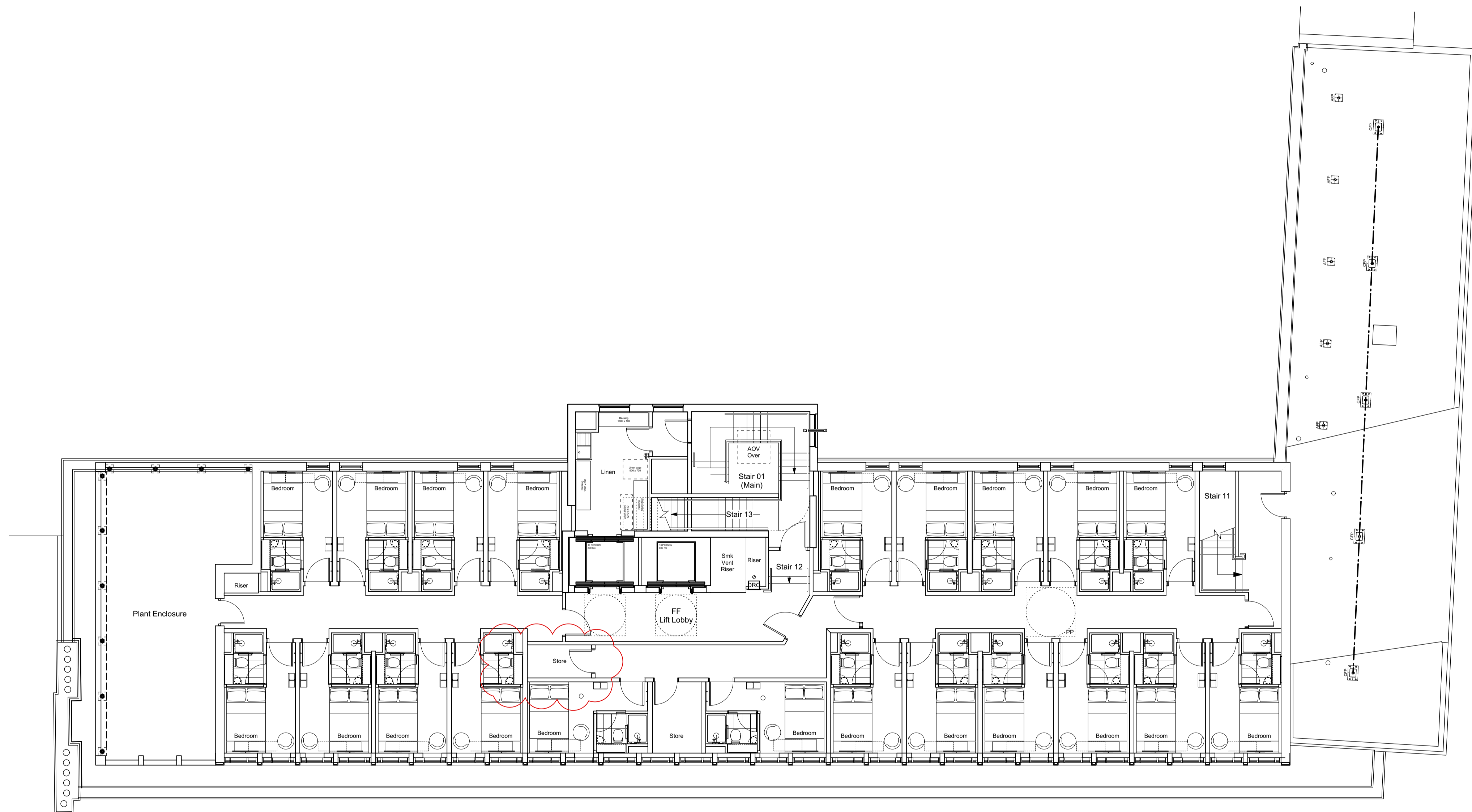
Scale	Status	Date	Drawn	Checked
1:100@A1	PLANNING	31/11/13	LB	

Drawing No. **3114/P/106** Revision **D**

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	
G	-	-	-	-	
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>

30 M  
20  
10  
0



E	8/6/15	Corridor layout amended. Comms room added.	LB
D	10/9/14	Room mix amended to show larger rooms.	LB
C	18/4/13	Window position and bedroom layouts amended.	LB
B	20/3/13	Amended following comments from LBC Design & Conservation Officer and Public Consultation. Extension set back further from North Elevation. UA bedroom omitted. Layout amended to suit.	LB
A	22/2/13	Amended following design team comments	LB
Rev	Date	Description	By

1 Brooklands Yard  
Southover High Street  
Lewes  
East Sussex  
BN7 1HU

**AXIOM**  
ARCHITECTS

Tel. 01273 479269  
www.axiomarchitects.co.uk

Client

**TORRINGTON PLACE LTD & WHITBREAD GROUP PLC**

Project

**BROOK HOUSE**  
2 - 16 TORRINGTON PLACE  
LONDON

Drawing

**SIXTH FLOOR PLAN**  
**AS PROPOSED**

Scale	Status	Date	Drawn	Checked
1:100 @ A1	PLANNING	31/1/13	LB	LB

Drawing No.	Revision
3114/P/106	E

**3114/P/106 E**

**Room Mix Schedule**

Floor	Double	UA	Double / Future UA	Larger Room	Floor Total
-1	-	-	-	-	
G	-	-	-	-	
1	8	2	0	4	14
2	16	3	2	13	34
3	20	2	2	13	37
4	24	1	3	9	37
5	14	1	1	9	25
6	21	0	0	0	21
Roof	-	-	-	-	-
<b>Total</b>	<b>103</b>	<b>9</b>	<b>8</b>	<b>48</b>	<b>168</b>