

DM/CD/DP3872

8th October 2015

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**FAO: Fergus Freeney**

Dear Mr. Freeney

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
APPLICATION FOR FULL PLANNING PERMISSION  
HOXTON HOTEL, 199-206 HIGH HOLBORN, LONDON**

On behalf our client, The Hoxton (Holborn) Limited, we enclose herewith an application for full planning permission for the above site. This planning application seeks permission for a single storey hotel extension as part of the existing Hoxton Hotel At 199-206 High Holborn.

In respect of the above application for full planning permission, the following documents and drawings have been submitted electronically via the Planning Portal under reference **PP-04557270** for approval as part of the main submission:

- i. Planning Application Form and Certificates (8th October, 2015), prepared by DP9 Ltd;
- ii. CIL Additional Information Form (8th October, 2015), prepared by DP9 Ltd;
- iii. Site Location Plan scaled at 1:1250 (October, 2015), prepared by Gundry and Ducker; and
- iv. Existing and proposed planning drawings (October, 2015), prepared by Gundry and Ducker.

The remaining documents are in support of the application:

- v. Construction Management Plan Pro-Forma (October, 2015) prepared by TTP Consulting;
- vi. Design and Access Statement (October, 2015) prepared by Gundry and Ducker;
- vii. Transport Assessment (October, 2015) prepared by TTP Consulting;
- viii. Sustainability and Energy Statement (October, 2015) prepared by Metropolis Green;
- ix. Hotel Management Plan (October, 2015) prepared by The Hoxton;
- x. Daylight and Sunlight Assessment (October, 2015) prepared by The Chancery Group;
- xi. Statement of Community Involvement (October, 2015) prepared by Comm Comm UK; and
- xii. Noise Impact Assessment (October, 2015) prepared by Scotch Partners.

The aforementioned documents provide a summary of the proposals, an assessment against the Council's planning policies and a consideration of all environmental impacts.



A cheque for £770 made payable to the London Borough of Camden (LBC) in respect of the planning application fee, has been enclosed with this submission.

## **Site Description**

The application site is a single storey extension to the Hoxton Hotel. The hotel is a 1970's building converted from a former BT telephone exchange. The site of the extension is an area of unused land previously separated from the pavement by concrete bollards. A ventilation grill, fire escape and ground floor windows give out onto the area. The existing building is faced in a variety of concrete finishes and dark brown brickwork. There are also dark tinted windows in brown aluminium frames. To the left of the site is an access road which leads up to a service yard behind the hotel. The area to the right of the site, which was previously an open colonnade, has been converted into a retail unit (operating as a coffee shop) with direct street access.

Newton Street is characterised by a mixture of residential and commercial buildings. To the left of the site is a post war residential tower block. Directly opposite the site is a 1980's building comprising residential uses at upper level, together with a lorry loading bay and access to a car park at the ground floor level.

## **Proposals**

### ***Principle of Hotel Extension***

The proposal is to construct a lightweight single storey extension on the side of the Hoxton Hotel which will create two types of spaces; those which are open to the street and accessed externally from the pavement; and spaces that project from the existing building line, which are accessed internally via the hotel. Dedicated planting areas will also be created at either end of the extension.

The proposal is conceived as an independent pavilion which sits alongside the existing building. The base is surrounded by a glass brick wall which opens up in the day to allow access and natural light to the covered courtyard and retail kiosk behind, creating an active street frontage. All counters will be inclusive and accessible for all, in order to meet Part M requirements and compliance with Development Policy DP6.

### ***Design and Amenity***

The composition of the facades are a contemporary, yet discrete expression of High Holborn's characteristic industrial architecture. The design is considered to reflect elements of the host building, with its terrazzo cladding and glass brickwork being somewhat contemporary to the post war design of the existing Hoxton Hotel, in accordance with Core Strategy Policy CS14 and Development Policy DP24.

The scheme has been developed to ensure that the impact of the building on neighbouring residential amenity has been minimised in terms of visual privacy and overlooking, sunlight and daylight, in line with Development Policy DP26. Further information is provided within the supporting Daylight and Sunlight Assessment prepared by The Chancery Group, which states that there will be no material daylight or sunlight impacts at 1 to 50/8 Newton Street and 15 to 19 Newton Street as a result of the proposed development.



## ***Conservation and Heritage***

Camden's Core Strategy seeks to ensure that development is of the highest standard of design and respects local context and character. Policy CS14 seeks to preserve Camden's heritage assets and their settings, including conservation areas and listed buildings. The current site is not statutorily/locally listed however it is situated within the Bloomsbury Conservation Area. The proposed extension has therefore been sympathetically designed, in context with the existing building and wider architectural style along this part of Newton Street.

## **Conclusion**

As set out in the Design and Access Statement prepared by Gundry and Ducker, the proposals follow a similar concept and approach to that of the original Hoxton Hotel by taking a contemporary yet considered approach. The proposed side extension is commensurate with approved developments within the local area, bringing a vacant area back into use and using a material palette that is sympathetic to its context.

In summary, the proposed extension and reconfiguration at ground floor level, will result in a better proportioned and more balanced composition that will enhance the townscape locally and preserve the character and appearance of the wider area, particularly within this part of High Holborn.

We trust that you have sufficient information to register and validate the application and look forward to receiving confirmation of this in due course. If you require any further information, please contact Chris Deeks at this office.

Yours faithfully

*DP9 Ltd.*

**DP9 Ltd**