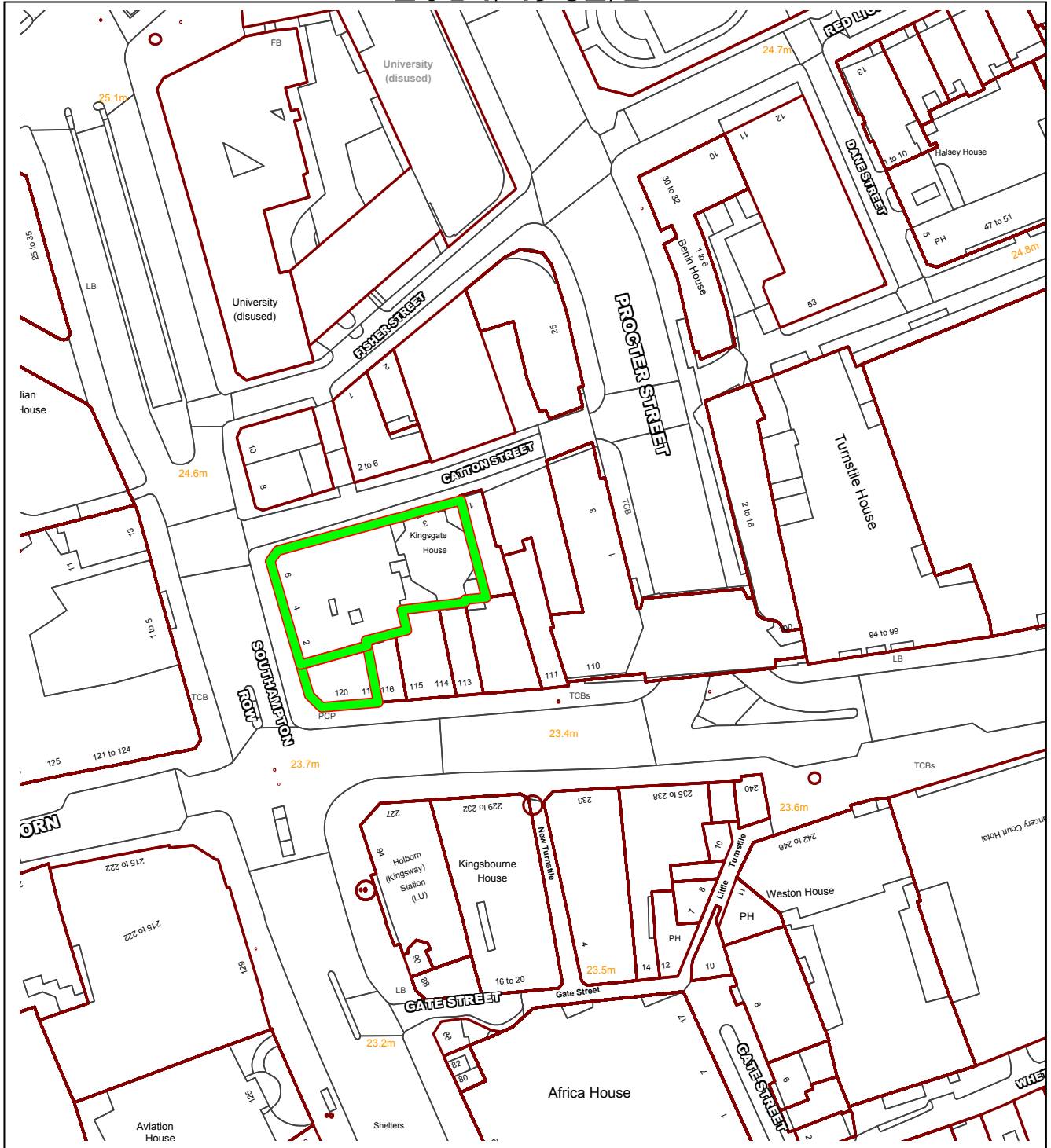


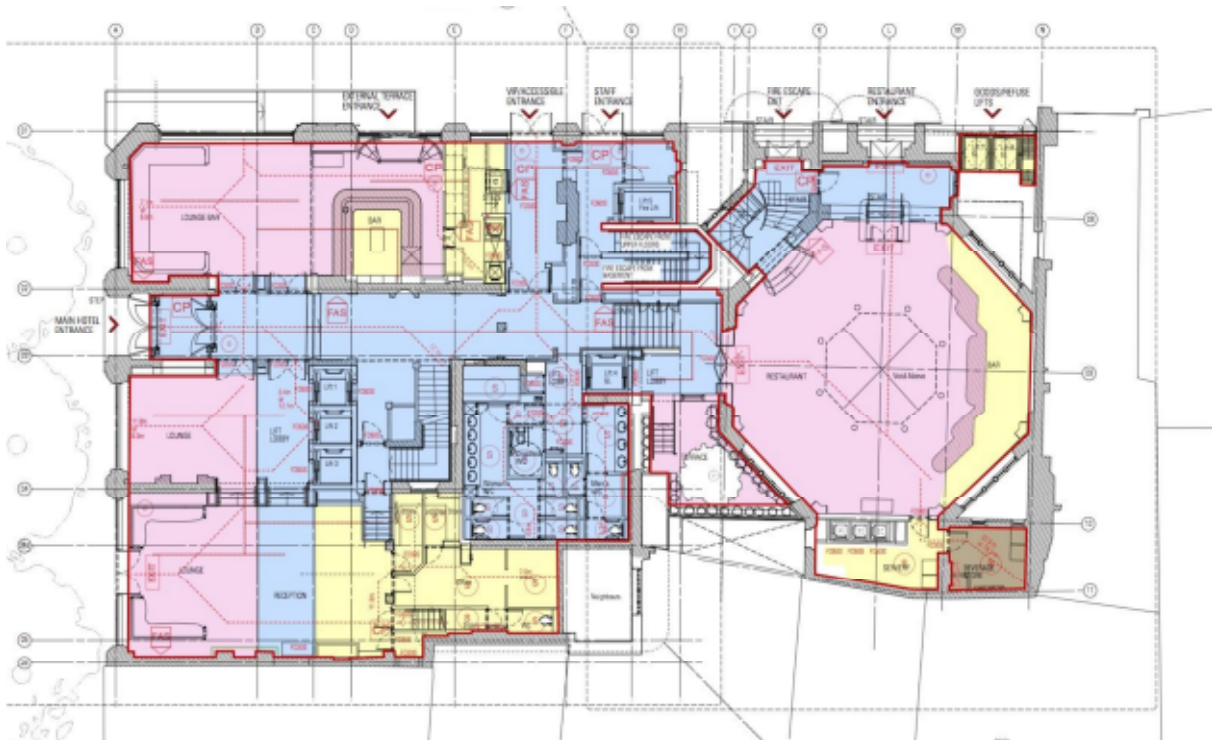
# 2-6 Southampton Row 2014/4982/P



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Photomontage from Southampton Row



Proposed ground floorplan- licensed lounge bar is in top left hand corner

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>29.9.14</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>3.9.14</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuaire				2014/4982/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2-6 Southampton Row 118-120 High Holborn (First Floor-Fifth Floor) London WC1B 4AA				See 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>							
Variation of condition 6 (relating to opening hours of the ancillary restaurant and lounge/bar use) as required by planning permission (2007/5204/P) dated 30/05/2008 for conversion and alterations of the former Baptist Church Headquarters to hotel.							
<b>Recommendation(s):</b>		<b>Grant variation of condition 6</b>					
<b>Application Type:</b>		<b>Variation or removal of Condition(s)</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>30</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Plus site notice and press advert, expired 3.9.14 No responses					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<u>Bloomsbury Association</u> object. The applicant states: "The application seeks to remove this condition in order to have unrestricted 24 hour use for the ancillary restaurant and lounge bar in order to make the hotel comparable to other leading hotels in the area such as Chancery Court Hotel, Grange Beauchamp, and in line with other similar hotels across London operating as a 24 hour Global City".					

This statement does not reflect the true nature of the operating hours of the restaurant(s) and bar(s) of the 2 hotels mentioned. The Chancery Court (now Rosewood owned) Hotel does not operate a 24 hour licenced restaurant and neither does the Beauchamp Hotel. We have no problem with this hotel operating 24 hours for bona fide hotel guests where the bill is added to their room charges, but we object to any proposal whereby they will serve Non-Residents after 1am.  
If this application is granted we expect the hotel will then apply for an unrestricted 24 alcohol licence which we shall also oppose.  
The inference that London is a 24 hour global city is wrong.

Officer comment – see paras 2.4 - 2.6 for discussion of this. Proposal has been revised so that the condition is now being retained but varied to allow one extra hour of opening until 2am.  
Bloomsbury Association were not re-consulted on revision.

## Site Description

1. The site is located on the corner of High Holborn, Southampton Row and Catton Street and comprises two properties- 2-6 Southampton Row and 118-120 High Holborn. The former is a five storey building that is the former Baptist Church Headquarters building that is a Grade II\* listed building and the latter includes the first to fifth floors of the adjacent unlisted building, 118-120 High Holborn. A linked octagonal building to the rear of the main building, which was in use as a chapel, is also listed as Grade II\* listed building.
2. The site is bounded by commercial properties to the immediate east, high Holborn to the south, Southampton Row to the west and Catton Street to the north. The predominant land uses in the area immediately surrounding the site are commercial. The closest residential properties are located opposite the site to the north on the upper floors of 8 Southampton Row and to the south/east on the upper floors of 116 High Holborn.
3. Works are underway to implement the recent permission granted for the conversion, alteration and extension of church to create a 85 bedroom hotel (Class C1) with restaurant, conference room, meeting/banqueting room, lounge bar, spa and gym and associated works.
4. According to the officer report on this scheme, 'the ground floor will comprise a new restaurant and lounge bar and hotel reception creating approximately 406 sq. m of floorspace. The restaurant will provide a seating area for 100 covers and will be open from 06:00 to 01:00. The lounge/bar in the hotel will provide seating for 60 covers and will have the same openings hours as the restaurant. Access to the restaurant will be gained from the main entrance to the hotel on Southampton Row and a secondary entrance from Catton Street and will be available to members of the public as well as residents and their guests. An operational statement has been submitted as part of the application detailing the management of the movement of residents and non-residents to and from the building.  
'There will be two meeting/banqueting rooms at the hotel, one situated on the first floor (the former Committee Room) and one on the second floor (the former Library). These meeting rooms will be available for hire and each room can accommodate up to approximately 35 persons on the first floor and 44 persons on the second floor (total capacity of approximately 79 persons). A conference room will be accommodated within the first floor of the former chapel building'.

## Relevant History

30/05/2008- ref 2007/5204/P- pp/lbc granted for Conversion and alterations of the former Baptist Church Headquarters to create 84 bedroom hotel (Class C1) with restaurant, conference room, meeting/banqueting room, bar, spa and gym, subject to conditions and S106- notably condition 6

restricted opening hours of the ancillary uses.

26/11/2012- 2012/5592/P Non-Material Amendment approved for Reduction in the number of hotel rooms and various external alterations to the building, as amendments to permission ref 2007/5204/P.

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

CS1 - Distribution of growth

CS2 - Growth areas

CS5 - Managing the impact of growth and development

CS7 - Promoting Camden's centres and shops

CS8 - Promoting a successful and inclusive Camden economy

CS9 - Achieving a successful Central London

DP12 - Supporting strong centres and managing the impact of food, drink, etc. uses

DP14 - Tourism development and visitor accommodation

DP26 - Managing the impact of development on occupiers and neighbours

DP28 - Noise and vibration

### **CPG 2015**

**London Plan 2015-** policies 2.10-12, 4.5-4.8

**NPPF 2012-** paras 18-22, 23-27

## **Assessment**

### **1. Proposal**

1.1 The original permission for the hotel had condition 6 which stated-

The ancillary restaurant and lounge/bar use hereby permitted shall only be carried out during the hours of 06:00 to 01:00 Mondays to Sundays

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

1.2 The proposal as part of this application was to remove this condition entirely to allow 24 hour operation, on the basis that other hotels nearby did not have such restrictions to control noise etc. and that licensing legislation would control such anti-social issues.

### **Revisions**

1.3 Following negotiations by officers and lengthy discussions between the agents and their new hotel operators, who now wish a different style of operation, the proposal is now to vary the condition to allow a varied set of hours for different parts of the building and to propose a more detailed operational management plan to control these. Thus it proposes the operating hours to be extended by another hour to 2am daily.

### **2. Issues**

#### **Amenity**

2.1 The original Committee report stated that the proposed hotel use will include a new restaurant and lounge bar at ground floor level and that, of the 587 persons utilising the hotel, it is projected that 318 will use the restaurant and bar. This means that approx. two-thirds of people using the restaurant/bar

would be hotel residents. However there was no condition controlling the use of these facilities which could be used by both public and hotel residents, no condition specifying how these uses would be accessed, and no condition requiring the use to be in accordance with the 'operational statement' management plan.

2.2 The floor plans and entrances of the hotel have been revised since the permission (see history above) and further revised to now show the following rearranged ancillary uses-

Ground floor- 'lounge bar' remains at corner of Southampton Row and Catton Street with entrance further down this street away from the corner; restaurant on Southampton Row frontage replaced by reception area and moved to former chapel at rear with entrance from Catton St.

1<sup>st</sup> floor- additional restaurant in gallery around chapel; 'lounge' (multi-function room) replacing banquet room in middle of floor.

2<sup>nd</sup> floor- multi-function room as above.

Access to the hotel would be from Southampton Row; access to the restaurant and bar would be from Catton St. At night all access would be from the hotel reception, so that the Catton St entrance would be closed from 1am to 6am.

2.3 The hours of operation have also been changed so as to only propose a limited extension of opening hours, as follows-

Restaurants- 12-2.30pm, 6.30pm-12am.

Bar- 12pm-2am (thus access from 1am to 2am would be from Catton St)

Multi-function rooms- private function booking only; these will be subject to the permitted opening hours until 1am, although it is unlikely that these ancillary rooms within the hotel surrounded by bedrooms would be used after midnight.

2.4 The proposal has been significantly revised to reduce the opening hours from a 24hr operation, which is welcome as it significantly reduces any potential impact on neighbouring amenity. The condition at present allows unrestricted use until 1am daily and access from both frontages. The restaurant areas and function rooms will continue to operate within these existing permitted hours. The revised condition will now only allow an extra hour for the ground floor bar at the corner, with access/egress then being via the hotel reception on Southampton Row. The approved lounge/bar would provide seating for approx. 60 patrons. In addition, a comprehensive operational management plan has been submitted which clearly shows how the various rooms are to be used and accessed at different times, how patron behaviour will be managed and controlled, music operation, details of security, taxi access, community engagement, etc. This is welcomed as it goes beyond what was originally approved and covers a wide range of issues designed to ensure local amenity is maintained and there are no problems of noise and anti-social behaviour.

2.5 The closest residential dwellings are located opposite the site at 8 Southampton Row and the upper floors of 116 High Holborn. There are no residents in Catton Street. The additional hour for the bar would involve access and egress to and from the main entrance only in Southampton Row which will be controlled by security staff and other management plan safeguards. This main frontage within the Central Activities Zone and bordering a Central London Frontage is on a heavily trafficked street with significant amounts of commercial development, limited residences and other food/drink and entertainment uses near the tube station and it is well-served by public transport. The air-conditioning plant for the hotel is on the roof away from any residential premises and would continue to comply with conditions on noise levels at night time.

2.6 Given these factors, it is considered that the revised hours of operation of the restaurant and bar, with now only one extra hour to 2am and for the bar only, are considered acceptable in this location and will not result in any significant loss of amenity. It is proposed that a further condition be placed to ensure operation in line with the accompanying management plan.

**3. Recommendation-**

3.1 grant permission for varying condition 6 to allow opening 6am-2am daily, plus addition of another condition to ensure operation in accordance with the new management plan.

**DISCLAIMER**

**Decision route to be decided by nominated members on 8th February 2016. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'.**

David Williams  
Planning Resolution Partnership LLP  
City Temple  
Holborn Viaduct  
London  
EC1A 2DE

Application Ref: **2014/4982/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

3 February 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Variation or Removal of Condition(s) Granted**

Address:  
**2-6 Southampton Row**  
**118-120 High Holborn (First Floor-Fifth Floor)**  
**London**  
**WC1B 4AA**

**DECISION**

Proposal:

Variation of condition 6 (relating to opening hours of the ancillary restaurant and lounge/bar use) as required by planning permission (2007/5204/P) dated 30/05/2008 for conversion and alterations of the former Baptist Church Headquarters to hotel

Drawing Nos: 586-LI01 rev ST4, LI01 rev ST3, LI02 rev ST4; L'Oscar Hotel Operation Management Plan dated October 2015 by Planning Resolution

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.6 of planning permission 2007/5204/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 6**

The ancillary restaurant, bar and function room uses hereby permitted shall not be

Director of Culture & Environment





carried out outside the hours of 06:00 to 02:00 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The ancillary restaurant, bar and function room uses hereby permitted shall be operated strictly in accordance with the provisions of the Hotel Operation Management Plan hereby approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised that this decision relates only to the changed condition 6 and shall only be read in the context of the substantive permission granted on 30.05.08 under reference number 2007/5204/P and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment