

London Borough of Camden
2nd Floor,
5 Pancras Square
c/o Town Hall,
Judd Street
London WC1H 9JE

By post

12 March 2018

let.007..HB.25330002

Dear Sir/Madam

HOXTON HOTEL, 199-206 HIGH HOLBORN, LONDON, WC1V 7BD – MINOR MATERIAL AMENDMENT TO PERMISSION 2017/0200/P.

On behalf of our client, The Hoxton (Holborn) Limited, we submit an application for minor material amendments (under s73 of the Town and Country Planning Act 1990 (as amended)) of conditions 2, 8, 10 and 11 to the planning permission for the Hoxton Hotel, 199-206 High Holborn, London, WC1V 7BD.

The proposed minor material amendment seeks to amend the location of the approved plant and associated duct work.

Planning permission was granted on 25th January 2018 (LPA ref. 2017/0201/L) for:

“Erection of 6 storey extension to the Newton Street wing above existing service yard, incorporating a living wall and a roof extension above existing Newton Street wing to accommodate 46 additional hotel rooms (C1)”.

Following the decision to approve the application at planning committee in July 2017, the design team have reviewed the proposals and consider that it would be appropriate to relocate the proposed Air Handling Unit (AHU) to roof level to provide a more efficient plant equipment to serve the proposed guestrooms to the new extension in addition to the Ground Floor and Basement (BOH) areas.

The proposals do not result in any loss or material change to the historical fabric or significance of the Grade II listed building, due to all remaining historical fabric relating entirely within the portion of the façade facing onto High Holborn. In light of this a listed building application is not submitted in parallel with this application.

Application Package

The application package comprises the following:

- Completed application forms and relevant certificates, prepared by Indigo Planning;
- This application seeks to replace some of the approved drawings listed on Condition 2 with the proposed drawings, prepared by EPR Architects, as indicated in the table below:

Drawing Name	Approved Drawing	Proposed Drawing
Site Location Plan		
Existing Ground Floor Plan	10475-EPR-00-GF-TP-0200- Rev 03	10475-EPR-00-GF-TP-0200- Rev 05
Existing First Floor	10475-EPR-00-01-TP-A-0201 REV 03	10475-EPR-00-01-TP-A-0201 REV 05
Existing Second Floor	10475-EPR-00-02-TP-A-0202 Rev 03	10475-EPR-00-02-TP-A-0202 Rev 05
Existing Third Floor	10475-EPR-00-03-TP-A-203 Rev 03	10475-EPR-00-03-TP-A-203 Rev 05
Existing Fourth Floor	10475-EPR-00-04-TP-A-204 Rev 03	10475-EPR-00-04-TP-A-204 Rev 05
Existing Fifth Floor	10475-EPR-00-05-TP-A-0205 Rev 03	10475-EPR-00-05-TP-A-0205 Rev 04
Existing Roof Plan	10475-EPR-00-RP-TP-A-0206 Rev 03	10475-EPR-00-RP-TP-A-0206 Rev 04
Proposed Ground Floor Plan	10475-EPR-00-GF-TP-A-230 Rev 4	10475-EPR-00-GF-TP-A-230 Rev 8
Proposed First Floor	10475-EPR-00-01-TP-A-0231 Rev 04	10475-EPR-00-01-TP-A-0231 Rev 07
Proposed Second Floor	10475-EPR-00-02-TP-A-0232 Rev 4	10475-EPR-00-02-TP-A-0232 Rev 7
Proposed Third Floor	10475-EPR-00-03-TP-A-0233 Rev 4	10475-EPR-00-03-TP-A-0233 Rev 7
Proposed Fourth Floor	10475-EPR-00-04-TP-A-0234 Rev 4	10475-EPR-00-04-TP-A-0234 Rev 7
Proposed Fifth Floor	10475-EPR-00-05-TP-A-0235 Rev 4	10475-EPR-00-05-TP-A-0235 Rev 7
Proposed Roof Plan	10475-EPR-00-RP-TP-A-0236 Rev 4	10475-EPR-00-RP-TP-A-0236 Rev 7
		Design and Access Statement Addendum – Plant Relocation – Rev 01
Existing Elevation East	10475-EPR-00-EA-TP-A-0401 Rev 03	10475-EPR-00-EA-TP-A-0401 Rev 04
Existing Elevation South	10475-EPR-00-SO-TP-A-0402 Rev 03	10475-EPR-00-SO-TP-A-0402 Rev 04

Existing Elevation West	10475-EPR-00-WE-TP-A-0403 Rev 03	10475-EPR-00-WE-TP-A-0403 Rev 04
Proposed Elevation North	10475-EPR-00-NO-TP-A-0430 REV 03	10475-EPR-00-NO-TP-A-0430 REV 06
Proposed Elevation East	10475-EPR-00-NO-TP-A-0430 REV 03	10475-EPR-00-EA-TP-A-0431 REV 07
Proposed Elevation West	10475-EPR-00-SO-TP-A-0432 REV 03	10475-EPR-00-SO-TP-A-0432 REV 06
Proposed Elevation South	10475-EPR-00-WE-TP-A-0433 REV 03	10475-EPR-00-WE-TP-A-0433 REV 07
	Energy Assessment	
	Noise and Vibration Impact Assessment Dated 14 December 2016	Noise and Vibration Impact Assessment October 2017 (Rev 3)
		Energy Strategy (Rev P2 dated 09.01.17)
		PV Contribution Analysis' report (rev 02 dated 30.08.17)
		BREEAM Pre-Assessment Report (rev 2 dated 28.03.17)
		Air Quality Planning Assessment (rev 02 dated 11.01.16)

- Noise Impact Assessment, prepared by Scotch Partners;
- Design and Access Statement, prepared by EPR Architects;
- SUDS Assessment, prepared by Hoare Lee;
- Air Quality Assessment, prepared by Hoare Lee;
- Energy and Sustainability Statement, prepared by Hoare Lee;
- Supporting Air Quality information, prepared by Hoare Lee;
- Daylight and Sunlight report, prepared by GVA Schatunowski Brooks
- BREEAM Assessment, prepared by Hoare Lee;

- Updated PV documents, prepared by Hoare Lee.

In addition, payment of £234 in respect of the planning application fee has been paid directly to the London Borough of Camden via the Planning Portal.

Proposals

As the proposed AHU will be re-sited on the roof, amendments will need to be made to the following conditions on the planning consent:

Condition 2 of the Decision Notice states:

The development hereby permitted shall be carried out in accordance with the following approved plans: 10475-EPR-00-PL-TP-A-0100-3; 10475-EPR-00-SO-TP-A-0402-3; 10475-EPR-00-WE-TP-A-0403-3; 10475-EPR-00-EA-TP-A-0401-3; 10475-EPR-00-BB-TP-A-0502-3; 10475-EPR-00-GF-TP-A-0200-3; 10475-EPR-00-01-TP-A-0201-3; 10475-EPR-00-02-TP-A-0202-3; 10475-EPR-00-03-TP-A-0203-3; 10475-EPR-00-04-TP-A-0204-3; 10475-EPR-00-05-TP-A-0205-3; 10475-EPR-00-RP-TP-A-0206-3; 10475-EPR-00-PL-TP-A-0110-3; 10475-EPR-00-NO-TP-A-0430-3; 10475-EPR-00-EA-TP-A-0431-3; 10475-EPR-00-WE-TP-A-0433-3; 10475-EPR-00-SO-TP-A-0432-3; 10475-EPR-00-XX-DR-A-3101-2; 10475-EPR-00-AA-TP-A-0530-3; 10475-EPR-00-BB-TP-A-0531-3; 10475-EPR-00-CC-TP-A-0532-3; 10475-EPR-00-DD-TP-A-0533-3; 10475-EPR-00-GF-TP-A-0230-4; 10475-EPR-00-01-TP-A-0231-4; 10475-EPR-00-02-TP-A-0232-4; 10475-EPR-00-03-TP-A-0233-4; 10475-EPR-00-04-TP-A-0234-4; 10475-EPR-00-05-TP-A-0235-4; 10475-EPR-00-RP-TP-A-0236-4; 2016/3197/001-C

As the table above sets out, a number of plans have been updated follows the requirements of this application.

Condition 8 of the Decision Notice states:

Prior to commencement of use, the hereby approved plant equipment and associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained thereafter.

Information has been provided to satisfy this condition.

Condition 10 of the Decision Notice states:

Prior to commencement of development full details of the proposed mechanical ventilation system for the hereby

approved extension demonstrating that air inlet locations will be positioned away from busy roads and as close to roof level as possible should be submitted to the Local Planning Authority and approved in writing. The development shall thereafter be constructed and maintained in accordance with the approved details.

Information has been provided to satisfy this condition.

Justification

Following a review of the scheme, the development team have identified that minor amendments are required to ensure that the scheme achieves efficient operation. This has resulted in the need to relocate a proposed Air Handling Unit (AHU) that will be replaced at roof level with a dual capacity specification to serve the proposed guestrooms to the new extension in addition to Ground Floor and Basement BOH areas.

Where possible the plant has been designed to minimise the implications to the roof top massing, keeping ductwork as close to roof level as possible, whilst maintaining access and maintenance routes.

The proposed plant items will be located on the roof and will be mounted on appropriate anti-vibration mounts which will reduce vibration emissions. The plant had been located to ensure sufficient distance from any receptors.

The relocation of the AHU has required the relocation of an internal riser, within the building and this has been shown on the plans accordingly. This makes no material change to the number of bedrooms or size of bedrooms provided.

For clarity, the green roof, BREEAM status, PV status and air quality will not be altered from the consented scheme. These reports have been amended accordingly to confirm this.

Test of Materiality

Proposed change	Impact
Change to location of the risers	All internal changes, which improves efficiency of plant at rooftop level. This makes no change to the number or size of rooms provided.
Relocation of plant to roof top.	Plant and ductwork has been kept as close as possible to roof level. All views have been assessed and as

	shown on the elevations no changes are visible from Ground level
Views	The inclusion of additional plant has been tested against all elevations at the site, and can be seen to make no difference.
Drainage	There is no change to the SUDS strategy.
PV	There is no change to the PV layout or provision. There remains a PV array of 30sq.m panelled area.
Daylight and Sunlight	An updated Daylight and Sunlight Assessment has been provided, this confirms that there are no changes which will lead to any harm caused.

Conclusions

No changes are proposed to the number and mix of units, or to the height, scale and massing of the building. No changes are proposed to the footprint of the building or the amount of floorspace. No changes are proposed to the number of parking spaces or the access arrangements.

The amendments proposed as part of this application, as listed above, are very minor in scale and nature and do not affect the relationship of the building with nearby properties in any way. Accordingly, it is considered that the proposed amendments are minor.

We trust the above and enclosed documentation provide a clear explanation of the proposed amendments. In the meantime, if you wish to discuss the proposal or require any further information please do not hesitate to contact me.

Yours faithfully

indigo.

Sophie Rae

Sophie Rae

Enc: As listed above