

Application ref: 2018/0935/P
Contact: Seonaid Carr
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Date: 10 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Indigo Planning
Aldermary House
10-15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

The Hoxton Hotel
199 - 203 High Holborn
London
WC1V 7BD

Proposal:

Variation of conditions 2(Approved plans) of planning permission 2017/0200/P dated 12/02/2018 (for erection of 6-storey rear infill extension above existing service yard, incorporating a green facade and mansard roof extension above existing 5-storey wing fronting Newton Street to accommodate 46 additional hotel rooms) namely to amend the location of the approved plant and associated duct work.

Drawing Nos: Superseded plans: 10475-EPR-00-PL-TP-A-0100-3; 10475-EPR-00-NO-TP-A-0430-3; 10475-EPR-00-EA-TP-A-0431-3; 10475-EPR-00-WE-TP-A-0433-3; 10475-EPR-00-SO-TP-A-0432-3;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-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;

Revised plans: 10475-EPR-00-PL-TP-A-0110-5; 10475-EPR-00-NO-TP-A-0430-6; 10475-EPR-00-EA-TP-A-0431-7; 10475-EPR-00-WE-TP-A-0433-6; 10475-EPR-00-SO-TP-A-0432-6; 10475-EPR-00-AA-TP-A-0530-6; 10475-EPR-00-BB-TP-A-0531-6; 10475-EPR-00-CC-TP-A-0532-6; 10475-EPR-00-DD-TP-A-0533-6; 10475-EPR-00-GF-TP-A-0230-7; 10475-EPR-00-01-TP-A-0231-7; 10475-EPR-00-02-TP-A-0232-7; 10475-EPR-00-03-TP-

A-0233-7; 10475-EPR-00-04-TP-A-0234-7; 10475-EPR-00-05-TP-A-0235-7; 10475-EPR-00-RP-TP-A-0236-7;

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2017/0200/P dated 12/02/2018.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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-0110-5; 10475-EPR-00-NO-TP-A-0430-6; 10475-EPR-00-EA-TP-A-0431-7; 10475-EPR-00-WE-TP-A-0433-6; 10475-EPR-00-SO-TP-A-0432-6; 10475-EPR-00-XX-DR-A-3101-2; 10475-EPR-00-AA-TP-A-0530-6; 10475-EPR-00-BB-TP-A-0531-6; 10475-EPR-00-CC-TP-A-0532-6; 10475-EPR-00-DD-TP-A-0533-3; 10475-EPR-00-GF-TP-A-0230-7; 10475-EPR-00-01-TP-A-0231-7; 10475-EPR-00-02-TP-A-0232-7; 10475-EPR-00-03-TP-A-0233-7; 10475-EPR-00-04-TP-A-0234-7; 10475-EPR-00-05-TP-A-0235-7; 10475-EPR-00-RP-TP-A-0236-7; 2016/3197/001-C

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 No customers shall be picked up or dropped off by coach at any time either directly outside the hotel or within the service yard.

Reason: To safeguard the highway conditions and safety of the wider area and amenities of the neighbouring residential premises and the area generally in accordance with the requirements of policies G1 and A1 of the Camden Local Plan 2017.

- 4 No vehicular service deliveries or collections to or from the hotel shall take place from the Service Yard outside of the hours 07:30 - 18:00 Mondays to Fridays and 08:00 - 18:00 Saturdays and Sundays, and no servicing shall take place at any time from the vehicular highway on Newton Street.

Reason: To safeguard the highway conditions and safety of the wider area and to safeguard the amenities of the neighbouring residential premises and the area generally in accordance with the requirements of policies G1 and A1 of the Camden Local Plan 2017.

- 5 Samples panels of all facing materials shall be submitted to and approved in writing

by the Local Planning Authority before work on the relevant parts of the development is begun. A samples board of the approved materials shall be erected and maintained on site throughout the works period and the relevant parts of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the Camden Local Plan 2017.

- 6 Before the development commences, details of secure and covered cycle storage area for 20 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

- 7 The external noise level emitted from plant equipment at the development hereby approved along with specified noise mitigation shall be lower than the lowest existing background noise level by 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 8 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 9 The development shall provide the 4 accessible guest rooms on levels 1, 2, 3 and 4 as demonstrated on the hereby approved plans. The buildings shall not be occupied until the accessible rooms have been provided.

Reason: To ensure that the internal layout of the building makes sufficient provision for the needs of people with disabilities in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

- 10 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.

Reason: To protect the amenity of residents in accordance with policies G1, A1 and CC4 of the Camden Local Plan 2017.

- 11 Prior to construction of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies G1, CC1, CC3, CC4, D1 and A3 of the Camden Local Plan 2017.

- 12 The living wall hereby approved shall be implemented and retained and maintained thereafter in accordance with the details provided within the document 'Living Wall Proposals for The Hoxton (Holborn Lrd) 199-206 High Holborn, London, WC1V 7BD by Viewpoint Associated Llp dated 14/12/2016.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies G1, CC1, CC3, CC4, D1 and A3 of the Camden Local Plan 2017.

- 13 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the construction phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1 and CC4 of the Camden Local Plan 2017.

- 14 No part of the flat roof of the development hereby approved shall be used at any time as a roof terrace and shall only be accessed for maintenance.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan.

- 15 The hotel extensions shall be implemented in accordance with the plans hereby approved, in terms of the layout and operation to provide 46 hotel bedrooms only and the extensions shall not be used as any other use ancillary to the hotels operation.

Reason: To ensure that the overall occupancy and nature of the hotel operation does not intensify to safeguard the highway conditions and safety of the wider area and to safeguard the amenities of the neighbouring residential premises and the area generally in accordance with the requirements of policies G1, T4 and A1 of the Camden Local Plan 2017.

- 16 The relevant part of the works shall be carried out in accordance with the design and construction method statement approved by 2018/2084/P dated 24/05/2018. All structures and works comprised within the development hereby permitted which are required by the above points shall be completed, in their entirety, before any

part of the building(s) hereby permitted are occupied.

Reason: To safeguard the strategic infrastructure improvement project, Crossrail 1, in accordance with the requirements of policy T3 of the London Borough of Camden Local Plan 2017.

- 17 Construction works shall be undertaken in accordance with the Method Statement approved by 2018/2084/P dated 24/05/2018.

Reason: To safeguard the strategic infrastructure improvement project, Crossrail 1, in accordance with the requirements of policy T3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The proposed amendment is seeking to relocation the Air Handling Unit to roof level. In terms of design, the proposed unit would be located to the flat roof of the rear extension of the hotel. It would have minimal project above the flat roof and it is considered it would not harm the character and appearance of the building or conservation area.

With regard to impact on neighbour amenity, an updated noise and vibration assessment has been submitted to support the application. In terms of the impact on neighbour amenity, it is acknowledged the noise levels received by No.8 Newton Street are expected be slightly above the proposed criteria. However it is important to note the assessment considers a worse case scenario where all plant is operating at the same time. It would be possible to mitigate the noise with a lidded enclosure however this would be detrimental to the character and appearance of the building. Given that the worst case scenario is only just above the guidelines and the impact from the enclosure, the proposal is considered acceptable in this instance.

One objection has been received and duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and Listed Building, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policies, D1, D2 and A1 of the Camden Local Plan.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £51,450(1,029sqm x £50) for the Mayor's CIL and £41,160(1,029sqm x£40) for the Camden CIL.

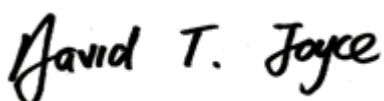
This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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



David Joyce
Director of Regeneration and Planning