

Application ref: 2018/1744/P
Contact: Seonaid Carr
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Date: 9 August 2018

Development Management
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Indigo Planning
Aldermay House
10-15 Queen Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Hoxton Hotel
199-203 High Holborn
London
WC1V 7BD

Proposal:

Details of cycle storage, mechanical ventilation and green roofs as required by conditions 6, 10 and 11 of planning permission 2017/0200/P dated 12/02/2018 for the 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.

Drawing Nos: 1520565-HL-XX-RF-GA-M-590-0006 Rev T1, 10475-EPR-00-RP-DR-A-0236 Rev 7, 10475-EPR-01-RP-DR-A-2710 Rev 2, Habitat Management Plan for Hoxton Hotel, BioSOLAR/Green Roof Environmental Specification for Hoxton Hotel, Email from agent dated 11/07/2018, 10475-EPR-00-GF-DR-A-0230 Rev 8 and Bauder Vegetation for Extensive & Biodiverse Green Roofs.

Informative(s):

- 1 Reasons for granting:

Condition 6: Details have been provided for a two tier josta stand located within the rear courtyard area which provides space for 20 cycles. This would be sheltered and given it would be located within the courtyard it would be secure. It is therefore considered sufficient information has been provided for the approval of condition 6.

Condition 10: The applicant has provided details of the mechanical ventilation system demonstrating the air inlet location would be away from busy roads to ensure the amenity of residents would be suitable. This has been reviewed by the Council's sustainability officer who is satisfied the condition can be approved.

Condition 11: Details have been provided of the green roof including sections through the green roof and details of the substrate and the species. It is considered sufficient detail has been provided to demonstrate that the green roof would be suitably designed and maintained. Therefore no objection is raised to the approval of condition 11.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such the development is in general accordance with policies G1, T1, CC1, CC3, CC4, D1, A1 and A3 of the London Borough of Camden Local Plan.

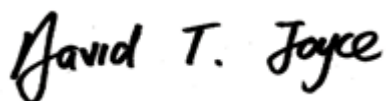
- 2 You are reminded that condition 5 of planning permission 2017/0200/P dated 12/02/2018 is outstanding and requires details to be submitted and approved.

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