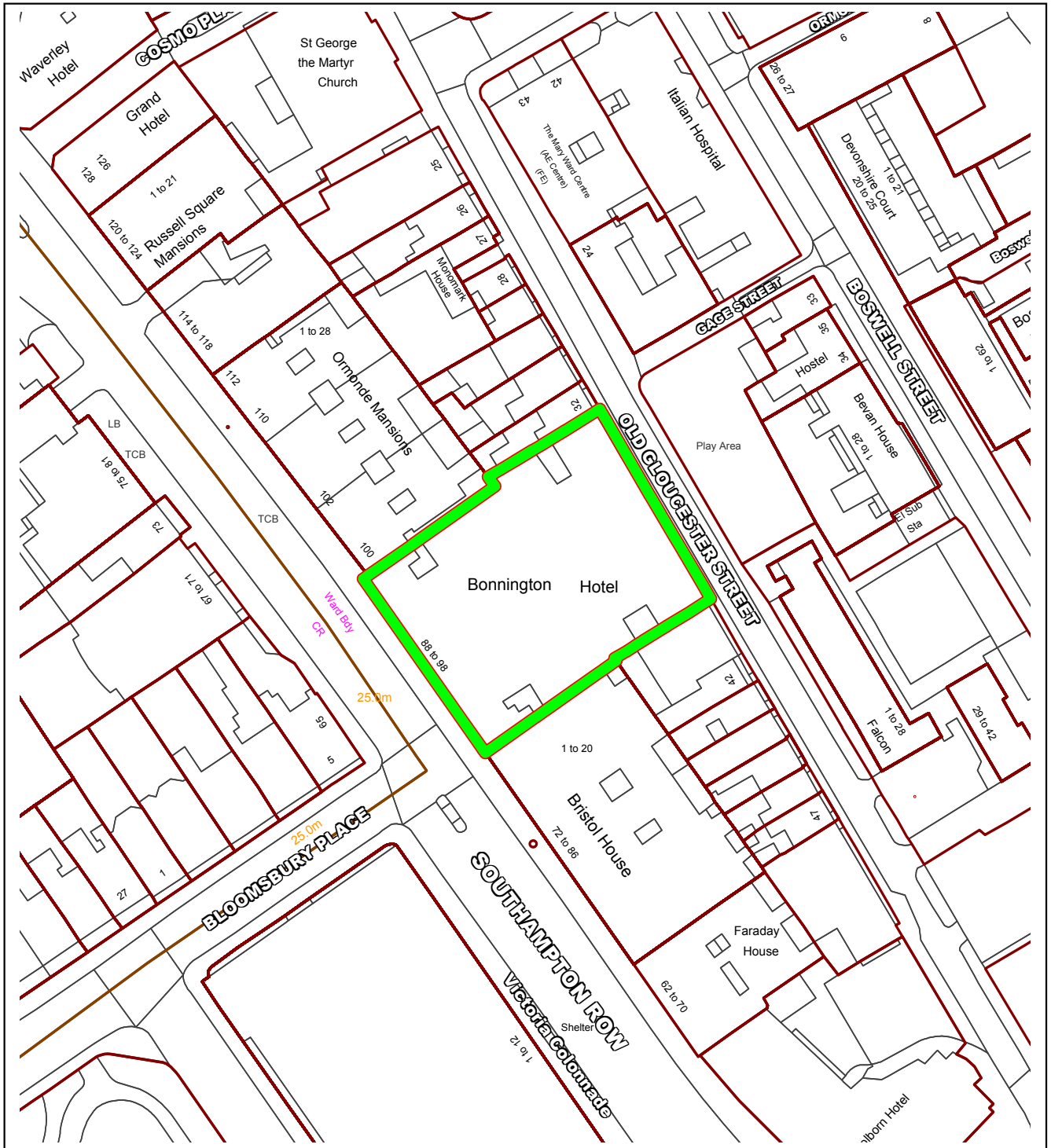


92 Southampton Row - 2018/0825/P



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Site Photographs



- 1) Location of infill extension looking from the rear of Southampton Row towards Old Gloucester Road



- 2) View looking South/West to Bristol House which adjoins the site (opposite the proposed extension)



3) View looking South to Bristol House



4) View from the rear of the hotel looking down to Bristol House



5) View looking from rear of hotel South East towards Old Gloucester Road

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	05/06/2018
		N/A / attached		Consultation Expiry Date:	17/05/2018
Officer			Application Number(s)		
Sofie Fieldsend			2018/0825/P		
Application Address			Drawing Numbers		
92 Southampton Row London WC1B 4BH			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of rear infill extension at first, second and third floor level to provide an additional 3 hotel bedrooms around a newly formed lightwell (Class C1).					
Recommendation(s):		Grant conditional Planning Permission subject to S106 legal agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	06	No. of objections	06
Summary of consultation responses:	<p><u>Multiple site notices were displayed on 25/04/2018 and expired on 16/05/2018.</u> <u>A press notice was advertised on 26/04/2018 and expired on 17/05/2018.</u></p> <p>6 objections were received from 7, 9, 14, 16, 24 and Bloomsbury Alexander Centre of Bristol House, 80A Southampton Row. Their objections can be summarised as follows:</p> <ol style="list-style-type: none"> 1. Loss of light to No's 9, 14 and 16. Light survey only begins on the second floor and does not include basement Flat 1 and first floor flats 4, 5 & 6 and the Health Centre on the ground floor of Bristol House. Flats 14, 15 and 16 likely to lose light. 2. Proximity to Bristol house resulting in loss of outlook and privacy to No.9 and 24, unsure how close the proposal is. 3. Noise, disruption and life quality impacts. Overdevelopment of site 4. Loss of light/privacy and disruption to Bloomsbury Alexander Centre and impact on their business 5. Not notified of proposal <p>Officer response:</p> <ol style="list-style-type: none"> 1. See section 7 of this report. The health centre is not a residential use and BRE guidelines are for residential properties. No objection from No.15 was received. 2. See section 7 of this report. 3. See section 6.6. and 6.9 of this report. 4. See section 7 of this report. 5. Site notices were displayed and the proposal advertised in the local press, in line with statutory requirements 			
Bloomsbury CAAC comments:	The Bloomsbury CAAC were consulted and raised no objection.			
TFL comments:	TFL were consulted and no response was received.			

Site Description

The application site is the Double Tree Hilton Hotel on Southampton Row, also known as the Bonnington Hotel. The main building (with the hotel entrance) is on Southampton Row (Nos. 88-98). The hotel also encompasses buildings at the rear (east), fronting onto Old Gloucester Street (Nos. 33-40). There are also link buildings in the intervening space.

The application site is within the Bloomsbury Conservation Area. The hotel buildings are not statutorily or locally listed. The building on Southampton Row (Bonnington Hotel) is identified in the Bloomsbury Conservation Area Appraisal and Management Strategy as making a positive contribution to the character and appearance of the conservation area. The building at the rear, fronting onto Old Gloucester Street, is not identified as making a positive contribution to the character and appearance of the conservation area.

The Bloomsbury Conservation Area Appraisal notes that the Bonnington Hotel is a notable example of an Edwardian hotel building, it has a wide, seven-storey, red brick frontage with neo-classical proportions and stone dressings. The Conservation Area Appraisal also notes that Southampton Row is characterised by relatively large buildings (a mixture of Victorian, Edwardian and later 20th century), including many hotels and mansion blocks, with retail units at ground level. The predominant building height in the area is 7 storeys.

At the rear, Old Gloucester Street is much smaller in scale and is predominantly residential with the prevailing pattern being terraced housing. Further along Old Gloucester Street, to the south of the application site, Nos. 43, 44, 45, 46 and 47 Old Gloucester Street are each Grade II listed.

Bristol House is a five storey building which adjoins the application site to the South and also fronts onto Southampton Row. It consists of 26 residential units and a commercial unit at ground floor.

Relevant History

2018/0306/P – Replacement of existing double glazed timber sash windows on front, facade between first and sixth floor level, with new double glazed timber sash fittings. – **Granted 09/03/2018**

2015/7269/P - Demolition of existing 4th and 5th floor levels fronting Old Gloucester Street and rebuilding of reconfigured 4th and 5th floors on similar footprint; 1st, 2nd and 3rd floor rear extensions to block facing Old Gloucester Street; addition of 4th floor to 2no. link buildings; relocation of plant; introduction of roof level acoustic screening (All works in relation to creation of 25 no. additional guest rooms at hotel) – **Granted 06/12/2016**

2010/3235/P - Installation of plant, risers and ducts following demolition of selected plant from higher and lower roof levels of existing hotel (Class C1) - **Granted 1110-2010**

2010/2069/P - Replacement of existing entrance canopy with new glazed canopy and alterations to front facades to include replacement of existing glazed screens with new glazing to hotel (Class C1) - **Granted 30-06-2010**

2007/3802/P - Replacement of existing entrance canopy with new glazed canopy and alterations to the ground floor facades on Southampton Row frontage of the hotel - **Granted 23-10-2007**

2005/1339/P - Extensions at roof level of north and south elevations to create a 5th, 6th and 7th floor level to provide additional hotel accommodation - **Refused 07-062005**

PSX0104374 - The erection of basement to rear extension including an external lift shaft – **Granted 02-07-2001**

PSX0104272 - The erection a roof extension at fourth floor level to provide 3 additional bedrooms for hotel use – **Granted 26-11-2001**

PS9804169 - Extension of prescribed (5 year) time limit for the demolition of existing staff quarters, and the erection of a new guest wing, including the provision of new meeting rooms – **Granted 29-05-1998**

CS9804257 – Conservation Area Consent - Extension of prescribed (5 year) time limit for the demolition of existing staff quarters, and the erection of a new guest wing, including the provision of new meeting rooms – **Granted 29-06-1998**

9160160 - Conservation Area Consent - Demolition of unlisted buildings which form part of the hotel fronting onto Old Gloucester Street – **Granted 29-03-1993**

9101282 - The demolition and redevelopment of part of the hotel fronting onto Old Gloucester Street – **Granted 29-03-1993**

8800466 - Change of use of 96-98 Southampton Row from two retail units to two retail units and entrance to hotel restaurant and new shopfronts at 88-98 Southampton Row – **Granted 30-03-1989**

8500118 - Erection of single storey structure at ground floor level in existing rear courtyard as an extension to the existing bar – **Granted 13-03-1985**

Relevant policies

National Planning Policy Framework (2018)

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

A2 Open Space

CC2 Adapting to climate change

D1 Design

D2 Heritage

E3 Tourism

H2 Maximising the supply of self-contained housing from mixed-use schemes

H4 Maximising the supply of affordable housing

G1 Delivery and location of growth

Camden Planning Guidance

CPG1 Design (2015 updated March 2018)

CPG6 Amenity (2011 updated March 2018)

CPG Amenity (2018)

CPG7 Transport (2011)

Public Open Space CPG

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for the erection of 1st - 3rd floor level rear extension to provide an additional 3 hotel bedrooms around a newly formed lightwell.

1.2 Currently the hotel has 222 rooms. This proposal would increase this to 225 rooms. When combined with permission granted under planning ref. 2015/7269/P (which has begun construction) it would increase capacity to 250 guest rooms. It would result in 136sqm of additional floorspace. The approved

works (ref. 2015/7269/P) and proposed works in this application are mutually exclusive and can be implemented separately.

2.0 Revisions

2.1 During the course of the application the following revisions were received to address officers concerns:

- Plans showing the proximity of the proposed extension to Bristol House, the closest point of the extension will be angled 8.6m away from Bristol House.
- A revised daylight and sunlight report was also received showing the window map for Bristol House.
- Window materials changed from uPVC to timber.

3.0 Assessment

3.1 The main planning considerations in the assessment of this application are:

- Land Use
- Cumulative impact of approved developments
- Design (the impact that the proposal has on the character of the host property as well as that of the wider Bloomsbury Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).
- Transport

4.0 Land Use

4.1 The proposal would provide 136sqm of additional hotel floorspace (Use class C1) to create 3 additional bedrooms for use of the existing hotel.

4.2 Policy E3 (Tourism) seeks large scale tourism development and visitor accommodation to be located in Central London in areas such as King's Cross, Euston, Tottenham Court Road and Holborn. It states that all tourism development and visitor accommodation must be easily reached by public transport and not lead to the loss of permanent residential accommodation

4.3 The application site is located in the Holborn and Covent Garden ward and in area with good public transport links (PTAL rating of 6b). Its location is acceptable for tourism development. The proposal will not result in the loss of any permanent residential floor space. It is considered compliant with Policy E3.

5.0 Cumulative Impact

5.1 It is noted that a previous application was recently approved at the site (ref. 2015/7269/P) which is currently under construction, however; the current application is to be assessed on its own planning merits and is considered separate to the approved development.

5.2 Policy H2 of the Local Plan seeks to maximise the supply of self-contained units where more than 200sqm of non-residential development is proposed in the Central London Area. However, as only 136sqm of additional floorspace is created the current application would not be large enough to trigger a contribution under Policy H2. The proposed 136 sqm extension is integral to the hotel,

infilling a gap at 1st floor level and projecting only modestly at higher levels, it is accessed from internal hotel corridors and could not feasibly accommodate self-contained housing.

- 5.3 Policy H2 superseded the Policy DP1 of the Development Plan which the previous application (ref. 2015/7269/P) was assessed against. H2 introduces a new two stage process for considering whether provision of self-contained housing is required (criteria 'a' to 'e') before considering the scale of provision and how it should be made (criteria 'a' to 'j'). If there is no requirement for self-contained housing, the questions of the scale and nature of provision do not arise, and there is no potential to seek a payment in lieu. This is markedly different from Policy DP1, which had a single set of criteria for considering whether housing was required and the scale and nature of the housing. The Policy H2 criteria for determining whether self-contained housing is required include 'b' *site size, and any constraints on developing the site for a mix of uses* and 'd' *whether self-contained housing would be compatible with the character and operational requirements of the proposed non-residential use and other nearby uses*.
- 5.4 Assessing the building and extensions against Policy H2, the Council is satisfied that the two applications individually and cumulatively do not trigger a requirement for housing because the considerations listed in criteria 'b' and 'd' of H2 would prevent the incorporation of housing into the hotel building.
- 5.5 This is consistent with the Council's assessment in the context of application 2015/7269/P that housing could not be provided on site. However, Policy DP1 did allow the Council to seek a payment in lieu even where on site provision of housing was not feasible, whereas Policy H2 does not.
- 5.6 Policy H4 seeks to maximise the supply of affordable housing to meet housing targets, however this is only relevant to developments which create one or more additional homes or provide 100sqm of residential floor space. As the proposal does not create any residential floor space, an affordable housing contribution is not required in this instance.
- 5.7 Both Policy A2 (Open Space) and the 2018 Public Open Space CPG which superseded older policies do not contain any reference to hotels or visitor accommodation to provide open space. As such the Council would not be seeking an additional contribution in association with the current application.
- 5.8 Policy CC2 (Adapting to climate change) requires that non-domestic development of 500 sqm or above should achieve "excellent" in BREEAM assessments. The current proposal falls short of this threshold.
- 5.9 To conclude, due to the minor scale of the proposal (136sqm) which will create 3 new bedrooms within the existing hotel, and the fact that it is to be determined separately from previously approved schemes at the site, the proposal would not trigger the same obligations secured by the S106 legal agreement in the previous application.

6.0 Design

- 6.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 6.2 The proposal is for a three storey infill extension and new lightwell to the existing hotel. The infill extension would have a maximum width of 9.1m and a maximum depth of 14.2m. It would not project outside the existing footprint of the hotel and would be sited behind the existing elevations in a concealed location, meaning that it will not be visible from the public realm. It would be constructed

primarily of brick with rendered elements to match the host property. On the western elevation of the extension 3 x U-glass channel obscure glazed light boxes are proposed and on the side (South elevation) 6 x double glazed timber casement windows with their lower pane obscurely glazed are proposed. 'U-shaped' channels are usually installed vertically in continuous walls, using single or double shells. The end result obscures vision but allows light to pass through while presenting a translucent external appearance. The proposed obscure glazing will be secured by condition to be installed prior to occupation and retained thereafter. The proposed materials and detailed design of the fenestration are considered to have an acceptable impact on the character and appearance of the host property and conservation area. The scale of the extension would ensure that it would appear as a subordinate addition to the host property.

6.3 Given the extension's siting which is set down from the height of the existing building which provides screening to the proposal, it would not be visible from the public realm but there will be some private angled glimpses from the rear of Bristol House. By virtue of its form, scale, detailing and proportions, the proposed extension would be sympathetic addition to the host building. It would be subordinate to the host building and would respect and preserve the property's character and existing architectural features and the character and appearance of the Bloomsbury Conservation Area. As such it would comply with the requirements of policies D1 and D2 of the Camden Local Plan and guidance in CPG1 (Design).

7.0 Amenity

7.1 Local Plan Policy A1 and Camden CPG1 Design seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

7.2 A Daylight and Sunlight Report has been submitted as part of this application which details any impact upon neighbouring residential properties. It has identified the following properties as being in residential use:

- Bristol House;
- Ormonde Mansions;
- 31, 32, 43 and 44 Old Gloucester Street;
- 33, 34 and 35 Boswell Street;
- Falcon; and,
- Bevan house.

7.3 The VSC is calculated at the centre point of each affected window on the outside face of the wall in question. A window looking into an empty field will achieve a maximum value of 40%. BRE guidelines suggest that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC as a result of the development, then it is assessed whether the reduction in value would be greater than 20% of the existing VSC – which is when the reduction in light would become noticeable to occupants. However, officers consider that VSCs lower than 27% are normal for urban areas, with 20% still considered acceptable.

7.4 Flats 9, 14 and 16 of Bristol House have raised concerns that the development would result in loss of light to their properties. Concerns were also raised about the light study being unsatisfactory as it only begins on the second floor and does not include basement Flat 1 and first floor flats 4, 5 & 6 and the Health Centre on the ground floor of Bristol House. The objector has stated that flats 14, 15 and 16 of Bristol House are likely to lose light. It is noted that no objection was received from No.15. An amended sunlight and daylight report was received that included a corresponding window map of Bristol House to show that all windows have been included in the assessment.

- 7.5 The inclusion of a window map for Bristol House has satisfied officers that all floors of the building have been included and assessed. The report shows that all rooms in residential use at Bristol House all comply with the BRE guidelines.
- 7.6 The Bloomsbury Alexander Centre (Holistic Medicine) which is in commercial use and located on the ground floor also objected on the ground of loss of light. The BRE Guidelines highlight that commercial properties are less sensitive to daylight and sunlight than those in residential use and therefore this commercial property has not been included in the sunlight and daylight report. However given its separation distance to the proposal it considered the development would not result in a significant loss of light to this premises. It would also not result in the loss of residential amenity and therefore it would not be contrary to policy.
- 7.7 The report highlights that all rooms in residential use at Ormonde Mansions, 31, 32, 43 and 44 Old Gloucester Street, 33, 34 and 35 Boswell Street, Falcon; and Bevan house all comply with the BRE guidelines.
- 7.8 The report has highlighted that all residential windows comply the BRE Guidelines for VSC.
- 7.9 Revised plans were received showing Bristol House in proximity to the proposal. The closest point of the extension will be angled 8.6m away from Bristol House. Concerns were raised from No.9 and 24 Bristol House and the Bloomsbury Alexander Centre about the proposal resulting in loss of outlook and privacy. Three U-glass channel obscurely glazed light boxes are proposed on the South/West elevation of the proposal and six small casement windows are proposed with the lower half obscurely glazed. It is noted that none of the side windows will face directly onto the windows at Bristol House and given the angled separation distance from the development it is not considered that the extension would have a detrimental impact on the inhabitants of Bristol House amenity in terms of privacy. In regards to loss of outlook, Bristol House currently looks onto the hotel at an angle and the extension will not project higher than the existing building. At 2nd and 3rd floor level it will move a maximum of 15m towards Bristol but will retain a minimum separation distance of 8.6m at an angle. Details of the U-glass will be secured by condition to ensure that it does not create issues of overlooking or loss of privacy.

8.0 Transport

8.1 Highways officers were consulted and raised no objection to the scheme subject to the applicant amending the existing CMP for planning ref. 2015/7269/P for works which have started to include this additional extension. This will be secured by a S106 legal agreement.

8.2 Highways officers have confirmed no additional cycle parking is required as the proposal only creates 3 additional bedrooms and the threshold set out in the London Plan is one long stay space per 20 bedrooms and one short stay space per 50 bedrooms.

9.0 Conclusion

9.1 The proposed development is considered acceptable in terms of both design and amenity. The development is considered to be consistent with the objectives of Camden's policies and guidance.

9.2 Grant conditional Planning Permission subject to a S106 legal agreement.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 28th August 2018, nominated members will advise whether they consider this application should be

reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Morrison Design
103 Belper Road
Derby
DE1 3ES

Application Ref: **2018/0825/P**

23 August 2018

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**92 Southampton Row
London
WC1B 4BH**

Proposal:

Erection of rear infill extension at first, second and third floor level to provide an additional 3 hotel bedrooms around a newly formed lightwell (Class C1).

DECISION

Drawing Nos: 110, 111 Rev.C, 112 Rev.C, 113 Rev.C, 114 Rev.C, 115 Rev.C, 116 Rev.C, 211 Rev.C, 212 Rev.C, 213 Rev.C, 214 Rev.C, 215 Rev.E, 216 Rev.B and Daylight and sunlight report ref. 10029 by GIA (dated 20/7/18).

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 this permission.

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

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

110, 111 Rev.C, 112 Rev.C, 113 Rev.C, 114 Rev.C, 115 Rev.C, 116 Rev.C, 211 Rev.C, 212 Rev.C, 213 Rev.C, 214 Rev.C, 215 Rev.E, 216 Rev.B and Daylight and sunlight report ref. 10029 by GIA (dated 20/7/18).

Reason:

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

- 4 The flat roof of the three storey rear extension hereby approved shall not be used at any time by hotel guests as outdoor amenity space, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Manufacturer's specification details and detailed drawings/samples (if appropriate) of all facing materials for the U glass light boxes shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To ensure that the amenity of occupiers of neighbouring residential properties in the area is not adversely affected by overlooking in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017

- 6 The obscure glazed windows shown on the plans hereby approved shall be installed prior to first occupation of the development and permanently retained as such thereafter.

Reason: To ensure that the amenity of occupiers of neighbouring residential properties in the area is not adversely affected by overlooking in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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.

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.

Yours faithfully

DRAFT

DECISION