

Development Planning
London Borough of Camden
2nd Floor,
5 Pancras Square
London
N1C 4AG

Via Planning Portal
PP-07411560

let.013.PR.AM.25330002

20 December 2018

Dear Sir/Madam

HOXTON HOTEL, 199-206 HIGH HOLBORN, LONDON, WC1V 7BD
APPLICATION FOR MINOR MATERIAL AMENDMENTS

On behalf of our client, The Hoxton (Holborn) Limited, we hereby submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended), to vary the approved details listed in Condition 2 of planning permission LPA ref. 2015/5788/P.

Background

Planning permission was granted on 12 September 2016 for:

Erection of a single storey side extension fronting Newton Street, containing office and meeting room associated with existing Hotel (C1 Use Class) and publicly accessible Café (A3 Use Class) to operate between the hours of 8am-7:30pm Mondays to Saturdays and 10am-7:30pm on Sundays.

This side extension provides additional floorspace which will be used to provide the ancillary functions of the hotel. Following the grant of planning permission, the design team have reviewed the internal layout of the extension, and how this relates to the rest of the hotel and believe that a reconfiguration of the space will secure the optimum use of this floorspace. This application seeks permission to substitute the approved drawings to reflect these changes.

Application submission

In addition to this covering letter, the application is supported by:

- Signed and dated application form and certificates, prepared by Indigo Planning;
- Approved drawing package, as per Condition 2 of 2015/5788/P;
- Revised drawing package, prepared by Gundry and Ducker Architecture

Ltd; and

- Payment of £234, in respect of the planning application fee, has been paid directly to London Borough of Camden, via the planning portal.

Minor Material Amendment

Section 73 of the Town and Country Planning Act 1990 allows for a minor material amendment (MMA) to be made to an existing planning permission to vary a relevant condition. Given the minor nature of the proposed amendments it is considered appropriate to deal with the proposed alterations through a Section 73 application following the grant of planning permission LPA ref: 2017/0200/P.

Planning permission is sought for the variation of the approved plans listed in Condition 2 of the permission. The proposed changes include:

- Omission of the pedestrian access point. The extension will be accessed from within the hotel building itself. The hotel will continue to be accessed via the main entrance on High Holborn.
- Reconfiguration of the internal layout to provide additional meeting rooms; and
- Repositioning of the rooftop skylights to align with the revised layout.

As evident in the drawings, the revised scheme is very similar in scale, design and appearance to that which has already been approved. The amendments are needed to reflect the changes to the internal layout of the extension, which will provide additional meeting room space. The changes are in keeping with the purpose of the extension and will enable the development to greater meet the needs of its intended users.

Substituted drawings

To reflect these changes, permission is sought to amend the approved drawings listed in Condition 2 of the permission. These amendments are outlined in the table below:

Title	Approved reference	Revised reference
Proposed Ground Floor Plan	262.GA.01 Rev B	262.GA.01 Rev C
Proposed Roof Plan	262.GA.02 Rev A	262.GA.02 Rev B
Site Plan: As Proposed	262.GA.20	262.GA.20 Rev A
Proposed East Elevation	262.GE.01 Rev A	262.GE.01 Rev B
Proposed East Elevation (Open)	262.GE.02 Rev A	Omitted. Not required.
Proposed South/North Elevations	262.GE.03 Rev A	262.GE.03 Rev B
Proposed East Section	262.GS.01 Rev A	262.GS.01 Rev B

Additional drawings

Following the grant of planning permission, the ventilation and heating requirements of the development have been reviewed in detail. The review has also considered the way in which the Newton Street extension (2015/5788/P) and rear extension (2017/0020/P) relate to one another. This review has established a suitable location for the two condensing units needing to serve the development.

These are to be placed between the original building and the rear extension, which is currently under construction. The proposed condensing units will be fitted with the necessary sound reduction equipment needed to comply with Condition 6 of the permission.

Therefore, in addition to the substitutions outlined above, the following additional drawings should be listed in Condition 2:

Title	Approved reference	Revised reference
Section B-B	No previous version	262.GS.02
Proposed Site Plan with AC units	No previous version	372.PL.01
Proposed Section with AC units	No previous version	372.PL.02

Conclusion

The amendments proposed as part of this application, as listed above, are minor in scale and nature and do not materially affect the relationship of the building with nearby properties. Accordingly, it is considered that the proposed amendments do not change the degree to which the development complies with local and strategic planning policy.

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 or my colleague Hannah Brown.

Yours faithfully



Paul Reeves