

Development Management
London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

Via Planning Portal
PP-07473465

let.001.PR.JM.28390003

20 December 2018

Dear Sir/Madam

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

On behalf of our client, The Hoxton (Holborn) Limited, we hereby submit an application under Section 96A of the Town and Country Planning Act (as amended) for a non-material amendment to planning permission 2017/0200/P.

Background

Planning permission was granted on 12 February 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.

Following the grant of planning permission the applicant's design team have reviewed the permission in detail and have identified an minor issue in the construction of the development. The conflict relates to the ground floor of the development and the enclosure for the UK Power Network (UKPN) sub-station.

In order to fully meet UKPN requirements a number of amendments are needed to the design and construction of the proposed development. These changes are minor and non-material in nature and relate to the placement of structural elements of the development.

In order to enable the doors into the sub-station to have the ability to fully open, this application seeks to move the column westwards by approximately 600mm. Although this will put the column outside the line of the proposed building above, the column will step back at high level ground and back into position to suit the upper levels. The changes are highlighted in red on the enclosed drawings.

Application submission

The application comprises this letter and the following documents:

- Completed and signed application forms, prepared by Indigo Planning;
- Approved drawing package, as per Condition 2 of 2017/0200/P;
- Revised drawing package, prepared by EPR Architects; and
- Payment of £234, in respect of the planning application fee, has been paid directly to London Borough of Camden Council, via the Planning Portal.

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
Existing Ground Floor Plan	GF-TP-A-0200-3	GF-DR-A-0200-7
Existing Elevation South	SO-TP-A-0402-3	SO-DR-A-0402-5
Existing Elevation West	WE-TP-A-0403-3	WE-DR-A-0403-5
Existing Section BB	BB-TP-A-0502-3	BB-DR-A-0502-5
Proposed Ground Floor Plan	GF-TP-A-0230-4	GF-DR-A-0230-10
Proposed Elevation West	SO-TP-A-0432-3	SO-DR-A-0432-7
Proposed Section BB	BB-TP-A-0531-3	BB-DR-A-0531-7

Conclusion

The application will not affect the design quality of the development, the amenity of the surrounding area, or the servicing strategy for the hotel. Furthermore, it does not prejudice any adjoining owners or occupiers. These changes are minor in nature and do not materially affect the nature of the approved development.

We trust that the above is clear and we look forward to receiving confirmation that the application has been validated. Please do not hesitate to contact me, or my colleague Simon Roberts, should you require and further details.

Yours faithfully



Paul Reeves