

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

By Planning Portal: PP-07855030

29 July 2019

let.018.HB.AW.25330002

Dear Sir/Madam

**HOXTON HOTEL, 199-206 HIGH HOLBORN, LONDON, WC1V 7BD –
DISCHARGE OF CONDITIONS APPLICATION**

On behalf of our client, The Hoxton (Holborn) Limited, we submit an application to discharge condition 5, in relation to planning consent granted under 2017/0200/P at the above address.

In addition to this cover letter, the application comprises:

- Completed and signed planning application form, prepared by Indigo Planning; and
- Drawing package, prepared by EPR architects.

Planning permission was granted 25th January 2018 (LPA ref. 2017/0200/P) for:

Erection of 6 storey extension to the Newton Street wing above existing service yard, incorporating a living wall and a roof extension above existing Newton Street wing to accommodate 46 additional hotel rooms (C1).

Discharge of conditions

The application seeks to discharge the following condition.

Condition 5

Condition 5 of the decision notice states:

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 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.

Justification

In support of this application, we hereby submit the drawing package prepared by EPR architects to satisfy condition 5. The materials do not vary much from the approved materials under application ref. 2017/0200/P, with the main alteration the material proposed for the metal cladding and roof system as identified in **bold**. The table below sets out the approved and proposed materials.

Approved materials	Proposed materials
GRC cladding system	GRC cladding system
Green facade system	Green façade system
Modular metal rainscreen system	VIEO standing seam metal cladding and roof system (RAL 050 20 10)
PPC Aluminium windows	PPC Aluminium windows
Metal louvre plant screen	Metal louvre plant screen
Metal folding gates	Metal folding gates
Metal capping	Metal capping
Metal balustrade	Metal balustrade
Metal door	Metal door
Glass balustrade	PPC metal fixed screen
GRP plant room (hidden behind louvre)	GRP plant room (hidden behind louvre)
	Metal column cladding (RAL 7038)

The materials have been carefully selected to safeguard the appearance of the premises and the character of the immediate area.

Please note, the samples can be viewed on site or delivered to the Council officers. We will liaise with the case officer once the application has been registered.

Conclusion

We trust that the above is clear, however should you have any queries please do not hesitate to contact me.

We look forward to receiving confirmation that the application has been validated in due course.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H. Brown'.

Hannah Brown