

Application ref: 2019/3866/P
Contact: Seonaid Carr
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Date: 23 October 2019

Development Management
Regeneration and Planning
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WSP Indigo
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Hoxton Hotel
199-203 High Holborn
London
WC1V 7BD

Proposal:

Details of all facing materials as required by condition 5 of planning permission 2017/0200/P dated 12/02/18 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).

Drawing Nos: 10475-EPR-00-NO-DR-A-0430 Rev 7, 10475-EPR-00-EA-DR-A-0431 Rev 8, 10475-EPR-00-SO-DR-A-0432 Rev 8, 10475-EPR-00-WE-DR-A-0433 Rev 8, Hoxton Hotel Holborn Samples and Cover Letter from Indigo Planning dated 29/07/19.

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reason for granting approval:

Condition 5 requires details of all facing materials to be submitted for approval.

The applicant has provided a sample board which demonstrates the proposed materials to be used on the extension. This includes details of the material for the cladding to the roof extension, 1st to 4th floors, windows and entrance door. The materials are in accordance with what was proposed during the application and would ensure they would be of a high quality. There is a slight amendment to the material of the roof extension and the glass balustrade would not be metal. These are considered to be non-material amendment and can be considered as part of this approval of condition 5. The materials would ensure the extension would integrate well with the parent building and the character of the Conservation Area, therefore no objection is raised to the approval of condition 5.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and surrounding conservation area.

As such, the proposed details are in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2015/0200/P granted on 12/02/2018 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer