



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

KJC.AD/20-008

26 May 2020

Dear Sir / Madam

Re: Hoxton Hotel, 199–206, High Holborn, London, WC1V 7BD.
Application For Minor Material Amendment

We append for your attention an application under Section 73 of the Town and Country Planning Act (as amended) on behalf of The Hoxton (Holborn) Limited, to vary the approved details listed in condition 2 of planning consent LPA ref: 2015/5788/P, as varied by planning permission LPA ref: 2018/6316/P.

Planning history

Planning permission was granted on the 12th of September 2016 for:

The erection of a single storey side extension front in 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 8 am – 7:30 pm Monday to Saturday and 10 am – 7:30 pm on Sundays.

Planning permission was granted on the 22nd of May 2019 for:

The variation of condition 2 (approved plans) of planning permission 2015/5788/P dated 12.09.16 for the erection of a single story extension front in 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 8 am – 7:30 pm Mondays to Saturdays and 10 am to 7:30 pm on Sundays, namely to remove the access point on Newton Street, reconfigure the internal layout to remove A3 unit and provide more meeting rooms ancillary to the hotel, alterations to the roof to include additional rooflight and alter the footprint of the extension to the southern elevation.

Planning application submission documents





This letter outlines the nature of the proposed variation to the initial consent in 2015, as varied in 2018.

The application documentation includes:

- The completed planning application form and related certificates.
- A schedule of the approved drawings as detailed in condition 2 of planning application LPA reference 2018/6316/P
- A schedule of the revised drawing package prepared by C2J Architects.
- The LPA reference confirming payment of the appropriate planning application submission fee £234.00 and related planning application planning portal reference no. PP-08745958

Details of the proposal

As the submitted drawings confirm the proposed amendments are of a minor nature and accordingly are considered appropriate to be dealt with via a Section 73 (TCP Act 1990) application, as a minor material amendment to planning permission LPA ref: 2015/ 5788/P.

The side extension fronting Newton Street provides additional floorspace which will provide ancillary function facilities for the hotel.

Since consent was granted in 2019 to vary the layout, use and detail of the extension, the hotel operators requirements have been re-assessed and minor revisions to the layout have now been identified, which will maximise the use of the floorspace, namely:

- Re-configuration of the internal layout creating 3 no. function / meeting rooms.
- Omission of the 3 no. rooftop skylights

As the submitted drawings confirm, the revised scheme mirrors the design, scale and appearance of the previously approved scheme.

The use of the internal spaces is unaltered with the room divisions adapted to meet the needs of potential users.

Approved drawings (planning permission 2018/6316/P)





Title	Reference		
Site plan - as existing	262 EX 01		
Front elevation - as existing	262 EX 02		
Site plan - as existing	262 EX 20		
Site location plan	262 GA 10		
Proposed site plan with AC units	372 PL 01		
Proposed section with AC units	372 PL 02		
Proposed ground floor plan	262 GA 01	Rev C	Superseded
Proposed roof plan	262 GA 02	Rev B	Superseded
Site plan - as proposed	262 GA 20	Rev A	Superseded
Proposed east elevation	262 GE 01	Rev B	Superseded
Proposed South / North elevations	262 GE 03	Rev B	Superseded
Proposed east section	262 GS 01	Rev B	Superseded
Section BB	262 GS 02		Superseded

Replacement drawings

The following drawings are submitted to replace the above mentioned 'superseded' drawings for inclusion in Condition 2:

Title	Reference
Site location plan	PL(90)01
Proposed ground floor plan	PL(10)01
Proposed elevations and sections	PL(10)03
Proposed front contextual elevation	PL(10)04
Roof plan	PL(10)05

Conclusion

As we trust the submitted drawings clearly illustrate, the proposed amendments to the previously approved scheme are minor in detail, nature and form and do not materially alter the appearance of the proposal or adversely affect the character and appearance of the Hotel or impact on adjacent properties.

Accordingly, the proposals are considered to comply with approved Local and National Planning Policy.

Should you require any further information or wish to discuss the proposal, please don't hesitate to contact me.



Whilst we are currently working from home, I'm available on my mobile (07989 557971) or most video conference platforms.

Yours Sincerely

Keith Chichester

For C²J Planners