

Application ref: 2020/2338/P
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Date: 3 July 2020

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C2J Architects & Town Planners
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Hoxton Hotel
199-206
High Holborn
London
WC1V 7BD

Proposal: Amendments to planning application ref.2015/5788/P dated 12/9/2016 (as varied by ref.2018/6316/P dated 22/05/2019) for Erection of a single storey side extension fronting Newton Street, containing office and meeting room associated with existing Hotel (C1 Use Class) and publically accessible Cafe (A3 Use Class), namely alterations to side extension including changes to roof form and internal layout.

Drawing Nos: PL(10)01; PL(10)05; PL(10)04; PL(10)03; Cover letter (dated 26 May 2020)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2018/6316/P dated 22/05/2019 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

262.EX.01; EX.02; EX.20; GA.10; 262.GS.02; PL(10)01; PL(10)05; PL(10)04; PL(10)03; Cover letter (dated 26 May 2020); Noise Impact Assessment 28th September 2015 (Revision 1); Statement of Community Engagement (5th October 2015); Daylight and Sunlight Matters (2nd October 2015); Construction Management Plan; Design and Access Statement (July 2015); Transport Statement (October 2015); Revised Hotel Management Plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval

The proposed external alterations to the side extension are minor and involve reconfiguration of window openings and an alternative roof form.

The window alterations would not be perceptible as they would be concealed by the glass block treatment to the entire structure within which the windows would be seamless features.

The roof has been changed from a raised parapet comprising three circular rooflights to a very shallow pitched roof that would not be visible from street level. The only perceptible difference would be the overall massing reduced as the parapet would be removed.

Internally, the partition walls would be rearranged slightly but would not have any impact on the capacity or flexibility of the meeting/ function room floorspace which is ancillary to the hotel.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under ref.2015/5788/P dated 12/9/2016 (later varied by ref.2018/6316/P dated 22/05/2019). In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the minor external and internal design changes and shall only be read in the context of the substantive permission granted under ref.2015/5788/P dated 12/9/2016 as later varied by ref.2018/6316/P dated 22/05/2019 and is bound by all the conditions attached to that permission

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment

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