

Our ref: MB1006

Your ref: 2021/2024/NEW

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Mr Joshua Ogunleye
Planning & Development
Camden Council

BY EMAIL

16.08.2021

Dear Joshua

**DOUBLETREE BY HILTON HOTEL
2021/2024/NEW - PROPOSED ALTERATIONS TO EXISTING BUILDING**

I write on behalf of the applicant in relation to the above planning application following a review of the consultation comments received on the proposals and made available on the Council website.

The application has received three representations, including comments from the Ormande Mansions Residents Association, Bloomsbury Residents Action Group, and owner of No. 5 Ormande Mansions.

The scheme, which is the subject of the current application, has followed a detailed design review and consideration of the consultation comments and reasons for refusal related to the previous application. Further assessment of the location, nature, physical extent of works and noise and disturbance considerations have all been taken into account in developing the revised scheme to address the previous matters. As part of the design process, prior to the submission of the planning application, consultation was also undertaken with the Ormande Mansions Residents Association and Bloomsbury Residents Action Group (as well as other interest groups and bodies) making them aware of the proposals, providing details of the changes and evolution to take account of the previous concerns and including the updated scheme proposals. The consultation offered the opportunity to raise any queries and discuss the scheme, however unfortunately this offer was not taken up and no response provided to us from the consultation at that stage.

The representations now received by the Council raise planning matters around the following:

- The plans for plant and equipment for heating and air conditioning;
- Potential noise, disturbance and intrusion;
- The quality of the proposed hotel rooms;
- The potential impact of construction activity.

Taking each of these matters in turn we provide further information and clarification as follows:

Removal of existing plant and new plant proposals

The representations received suggest that the proposals include new ducting and plant on the new roof adjoining Ormande Mansions.

As set out in the Design and Access Statement and Planning and Heritage Statement, submitted with the application, and as shown on the application drawings, the proposals do not propose any new plant on the roof of this element of the building.

The existing plant, AHU and external ventilation shaft which is located on this roof and runs up the building from this roof will all be removed.

The proposals consolidate the existing plant and equipment. The existing plant and equipment would no longer be required due to the internal changes which have been undertaken within the hotel and the proposal provides the opportunity to remove these from the property. The ventilation extract and other servicing has been accommodated within the building as part internal alterations to the property and therefore the external elements are no longer required. The ventilation and heating requirements of the new rooms will be addressed through existing plant located within structures and enclosures on the main roof of the hotel and new servicing to be located internally. As set out within the representation from the residents' association, I can confirm that the existing kitchen extract is to be retained within the location shown on Proposed Plan 001. This element of the kitchen extract system at ground floor is located inside the building and is retained to service the kitchen. Above ground floor level the extract system is also to be located internally within the building and does not require any replacement external plant to be provided.

Therefore the proposals do not require or propose any new external plant or equipment, either on the ground floor roof or in the lightwell, and no new openings or louvres are required to service these rooms.

Potential noise, disturbance and intrusion

No new plant is proposed or required either on the ground floor roof or within the lightwell. The proposal removes the existing plant and equipment and will remove potential noise generating services from this location.

The proposals do not result in any loss of light or overshadowing. The scheme removes structure from the western part of the roof closest to Ormonde Mansions, removes potential obstructions, whilst the built form proposed to the eastern part of the roof replaces existing plant and machinery, and will not provide additional bulk and sits below the height of the parapet wall in this location, which is to be retained.

The proposal will not result in any additional loss of privacy or overlooking, as there are limited new opening proposed, and where these are located they are positioned with existing parapet walls preventing views to surrounding windows.

The proposal reduces artificial light spillage through the removal of the large roof lanterns that previously covered the majority of the western part of the roof and served the accommodation below.

The quality of the proposed hotel rooms

All new rooms are provided with windows either into a lightwell or the external rear part of the site, providing exposure to natural light. All rooms are of a standard hotel size, either as a single or duplex room, providing en-suite bathroom facilities and appropriate internal space for guests. The proposed rooms will meet the necessary standards and regulations, meeting Buildings Regulations and Fire Standards and provide an offer appropriate to the nature and location of the hotel in this central London location. All rooms will have access to the wider amenities and facilities within the hotel, ensuring a good standard of accommodation for future guests.

Potential Construction Impact

Details of construction management are set out in within the Design and Access Statement. The plan aims to minimise the affect of construction works on neighbours and proposes measures to reduce the effects of the works. The majority of works and activity is to take place within the hotel, whilst the scheme minimises the need for any external cranes or scaffold. Welfare facilities will also be provided within the hotel to remove the need for external cabins and activity. Working hours will follow current Council requirements.

Deliveries will take place from Old Gloucester Road, via the existing service entrance into the Hotel. The external area of works above the ground floor roof will be fully enclosed with a temporary opaque enclosure to minimise dust. Best practice will be followed and noise and dust mitigation measures employed in relation to works to remove existing external structure and equipment.

The contractor will be required to sign up to the Considerate Constructors Scheme and follow guidance within Camden's Considerate Contractors Manual. A full Construction Management Plan, including the Council's Construction Management Plan Pro-Forma will be completed and agreed with the Council prior to the commencement of works on site.

I trust that this assists in your determination of the proposals in relation to these matters and enables completion of your report. If you have any specific clarifications, please do not hesitate to contact the agent.

Yours sincerely,

Matthew Brewer
URBANSPACE Planning Ltd