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Dear Neil,

**MINOR MATERIAL AMENDMENT APPLICATION TO PLANNING PERMISSION REF: 2015/3605/P
AT 112A GREAT RUSSELL STREET, LONDON, WC1B 3NP**

On behalf of our client, Central London Investments Limited, we hereby submit a Minor Material Amendment Application in respect of planning permission 2015/3605/P (amended by consent 2020/1438/P).

An application for a minor material amendment to planning permission 2015/3605/P (amended by consent 2020/1438/P) was made on 13th July 2020. It was refused at Planning Committee on 7th April 2022, despite the Council's planning officers' recommendation to approve. An appeal against this refusal was lodged on 10th August 2022.

Without prejudice to the case being advanced within the appeal, the Applicant would like to work with the Council to secure a local approval by submitting an application for a reduced number of rooms, to resolve issues raised by the Council. The reasons for refusal of the previous application related to:

- Amount of communal and back of house space
- Number of lifts
- Noise, disturbance and obstruction from increased guests and servicing

The design of the present application has minor modifications to the appeal case, to facilitate the reduction in rooms. Additional evidence that addresses the Planning Committee's concerns is also provided. Furthermore, documents that were submitted during the determination period of the previous application are also provided where appropriate.

The application is supported by the following documents:

- Application Form
- CIL Form
- Planning & Design Statement (Centro Planning Consultancy)
- Architectural and Technical Drawings (MY Construction)

- Accessibility Technical Note (David Bonnett Associates)
- Air Quality Assessment (Hawkins Environmental)
- BREEAM Change of Use Confirmation (BREEAM)
- Building Control Letter (Regional Building Control)
- Drainage Strategy (MY Construction)
- Drainage Technical Note (MY Construction)
- Fire Statement (Marshall Fire)
- Hotel Demand Study (Avison Young)
- Hotel Management Plan (Criterion Capital)
- Lift Traffic Analysis Report (The Lift Consultancy)
- Noise Assessment (Hawkins Environmental)
- Noise Technical Note (Hawkins Environmental)
- Pump Station Installation – Guidance Risk Assessment (Criterion Capital)
- Servicing Management Plan (Criterion Capital)
- Sewage Pump Installation Manual (Sulzer)
- Transport Note (TPP)
- Transport Statement (TPP)
- Travel Plan (TPP)
- Vacuum Plant Operator Manual (EVAC)
- Vacuum Plant Service Manual (EVAC)

The application is exempt from a fee, since it is being submitted within 12 months of the date of decision of an application of the same character on the same site by the same Applicant. We look forward to receiving confirmation that the application has been received and validated.

Yours sincerely,



Tarun Cheema

Planner

Centro Planning Consultancy