

ADDENDUM REPORT - Shire House Whitbread Centre [including Car Park & Service Yard], 11 Lamb's Passage, London EC1Y 8TE.

Application Deferred

1. The current applications LBI reference P2016/0488/FUL (and the associated listed building works application reference P2016/0536/LBC were previously heard at the Planning Committee held on the 13 September 2016). The applications were deferred by Committee Members for the following reasons:
 - a) To establish if there would be an overconcentration of hotels or similar uses as set out in Policy DM4.11.
 - b) To receive the full report on the analysis that had been undertaken to establish the hotel demand level in the area.
2. Further information has been provided to clarify and address the above reasons for deferral. The responses to each of the above reasons are provided below, the hotel demand studies submitted in support of the application are attached at Appendix 1 and 2 and the original Committee Report is attached at Appendix 3:

Reason a)

3. London Plan Policy 4.5 deals with hotels and states the following:

“Further intensification of provision in areas of an existing concentration should be resisted, except where this will not compromise local amenity or the balance of local land uses.”
4. Islington’s Development Management Policies (2013) policy DM4.11 is clear that hotel proposals will only be supported where they:

“Do not result in adverse impacts on residential amenity, including cumulative impacts.”
5. The supporting text which follows policy DM4.11 notes that:

“Proposals will be resisted where they would result in an over-concentration of hotels and similar uses (such as other visitor accommodation, hostels and student accommodation) in the surrounding area (generally within a 500m radius of the site).”
6. The site has a planning history which is relevant to the current application. A similar scheme was considered at appeal in January 2015. No objection was raised to the appeal scheme in terms of the application’s potential to

result in an over concentration of hotels in the area. However, in light of the time which has elapsed since January 2015 it is important to understand what changes have taken place since January 2015.

7. The table below shows the hotels and similar uses within 500m of the site:

Table 1. Hotels and similar uses within 500m of the site in October 2016.

Name	Address	Comment	Rooms
City YMCA	8 Errol Street	Approved hostel	146
Guildhall School of Music	Sundial Court, Chiswell Street	Student accommodation	176
Montcalm at the Brewery	52 Chiswell Street	Hotel	235
Travel Lodge	7-13 City Road	Hotel	392
Easy Hotel	80 Old Street	Hotel	92
Canto Court	122 Old Street	Student accommodation	164
Glasshouse Yard Apartments	10 Glasshouse Yard	Apart hotel	5
Flying horse	52 Wilson Street	Hotel	8
Carthusian House	7 Carthusian Street	Apart hotel	10
Citadines Barbican London Hotel	7 Goswell Road	Hotel	129
Therese House	29-30 Glasshouse Yard	Student accommodation	169
South Place Hotel	3 South Place	Hotel	80
Montcalm Royal London House	22-25 Finsbury Square	Under construction	256
Tune Hotel Shoreditch	8 Paul Street (LB Hackney)	Under construction	181
Victoria Hall Paul Street East	18 Paul Street (LB Hackney)	Under construction	482
One Crown Place	5-29 Sun Street (LB Hackney)	Under construction	32
Total rooms			2,557

8. A check of the situation at the time of the appeal (January 2015) shows that with the exception of the hotel currently under construction at 5-29 Sun Street (One Crown Place), the supply of accommodation has not changed.
9. The additional hotel at 5-29 Sun Street is within the London Borough of Hackney (approximately 480m from the site). That hotel has 32 rooms and was approved as part of a large mixed use scheme under Hackney planning permission ref: 2015/0877 dated 04/12/2015.

Reason b)

10. During the 13 September 2016 Planning Committee members advised that in light of concerns over the concentration of hotels in the area, they wished to consider in detail the applicant's hotel demand study. The items were therefore deferred in order for officers to make the report available to

members. The relevant study is attached at Appendix 1 and in addition, the applicant has provided a further study which examines the issue of overconcentration in more detail, this study is also shown at Appendix 1. The study highlights that there are other parts of the borough where greater concentrations of hotels and similar accommodation exist when compared to the area in the vicinity of the application site.

- 11.** The study concludes that there would be demand for the proposed hotel given the location and proximity to businesses and organisations which use hotels (and generate demand).