

Application ref: 2023/5444/L
Contact: Alan Wito
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Date: 25 April 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**2-7 St Chad's Street
London
Camden
WC1H 8BD**

Proposal:

Internal alterations and refurbishment on all floors including new opening at ground floor level to connect 6 and 7.

Drawing Nos: 4924-P2-001; 4924-P2-003; 4924-P2-004; 4924-P2-005; 4924-P2-006;
4924-P2-007; 4924-P2-0020 4924-P2-021; 4924-P2-022; 4924-P2-023; 4924-P2-024;
4924-P2-025 Rev A; 4924-P2-026; HERITAGE OPPORTUNITIES COMFORT INN
CHADS STREET LONDON;

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

4924-P2-001; 4924-P2-003; 4924-P2-004; 4924-P2-005; 4924-P2-006; 4924-P2-007; 4924-P2-0020 4924-P2-021; 4924-P2-022; 4924-P2-023; 4924-P2-024; 4924-P2-025 Rev A; 4924-P2-026; HERITAGE OPPORTUNITIES COMFORT INN CHADS STREET LONDON;

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

c) Sample of proposed finish to front entrance steps.

d) Details of proposed external CCTV cameras including dimensions and colour

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The application buildings are grade II listed buildings, dating from 1827-9. They are a terrace of six buildings, originally built as town houses, although now they operate as a single hotel.

The buildings' special interest is partly derived from its front façade due to its

architecture, façade hierarchy and its contribution to the wider terrace and townscape. Their interior is of lesser interest as they have been significantly altered when they were converted into a hotel.

Currently the building is all in use as a hotel with 2-6 being internally connected, however number 7 is accessed separately from the street. The proposal is to make a single door opening in the wall between 6 and 7. Given that the interior of number 6 has been significantly altered this part of the proposals does not harm the building's special interest. However, as number 7 still has some of the character of originally being a town house internally, a limited amount of harm is caused. All other internal alterations are in already altered parts of the building and not impact on the building's special interest.

A number of heritage benefits have been proposed to compensate for the harm the interior. This includes the removal of redundant signage, replacement of unsympathetic doors and windows with designs with more appropriate designs and rationalising and improving the appearance of unsympathetic grilles and cameras on the front façade.

Given that the works front elevation contributes most to the special interest of the listed building, these improvements will outweigh the harm caused to the interior, and therefore, overall, the special interest of the listed building has therefore been preserved.

The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and

Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer