

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/02/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		30/01/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Walker				2013/7995/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2-6 Southampton Row London WC1B 4AA				Refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Proposals for dealing with asbestos removal - details submitted in partial discharge of Condition 17d attached to Listed Building Consent 2012/5591/L.							
<b>Recommendation(s):</b>		Approve details					
<b>Application Type:</b>		Approval of Details (Listed Building)					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice/press notice – no responses. English Heritage has commented that the submitted details are considered satisfactory to meet the requirements of the condition.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The site is located on the corner of High Holborn, Southampton Row and Catton Street and comprises a five storey Grade II\* listed building that is the former Baptist Church Headquarters. To the rear is a linked octagonal building which was formerly used as a chapel. The site is located in the Bloomsbury Conservation Area.

## Relevant History

Planning permission (2012/5592/P) and Listed Building Consent (2012/551/L) were **granted** on 14 December 2012 for “Alterations in connection with the reduction in hotel room numbers and alterations to design of chapel, ground floor entrance, hotel bedrooms, circulation and lifts, and internal fixtures, fittings and servicing, as an amendment to listed building consent 2007/5206/L dated 10/04/2008 for external and internal alterations including conversion of the former Baptist Church Headquarters to create 84 bedroom hotel [Class C1].”

An approval of details application (2013/3570/L) was **granted** on 9 August 2013 for “Details of detailed plans, drawings of details of external windows and doors, internal doors, architraves and screens, proposed glazed link, internal elevations, details of all historic features that are to be removed and relocated (fire places, doors and windows), details and sections of shop front designs, schedule of finishes, relocation of original panelling in Room P10 and a method statement required by conditions part 4, 7, 8, 10, 12, 15, part 17c, part 17d, 18 & 19 of listed building consent granted on 14/12/2012 (Ref: 2012/5591/L for the alterations in connection with the reduction in hotel room numbers and alterations to design of chapel, ground floor entrance, hotel bedrooms, circulation and lifts, and internal fixtures, fittings and servicing, as an amendment to listed building consent 2007/5206/L).”

An approval of details application (2013/3687/L) was **granted** on 11 October 2013 for “Submission of details as required by conditions 17a (structural engineers report and drawings detailing all works of additional structural support) and 17b (method statement and structural engineers drawings to be submitted before any works of demolition) of listed building consent dated 14/12/2012 (ref 2012/5591/L), for alterations in connection with the reduction in hotel room numbers and alterations to design of chapel, ground floor entrance, hotel bedrooms, circulation and lifts, and internal fixtures, fittings and servicing, as an amendment to listed building consent 2007/5206/L dated 10/04/2008 for external and internal alterations including conversion of the former Baptist Church Headquarters to create 84 bedroom hotel [Class C1].”

## Relevant policies

### LDF Core Strategy and Development Policies

- CS14 (Promoting high quality places and conserving our heritage)
- DP24 (Securing high quality design)
- DP25 (Conserving Camden’s heritage)

## Assessment

This application is for the part discharge of condition 17d of Listed Building Consent 2012/5591/L. This required:

*“Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.*

*d. A schedule of finishes will be submitted and approved by the local Council as planning authority in consultation with English Heritage.”*

The proposed works relate to the removal of asbestos from within the building. At some point in the history of the building a textured coating has been applied to several of the walls. This contains Chrysotile more commonly known as white asbestos, presumably so as to improve fire resistance. The affected walls are almost entirely located within the main stairwell and circulation areas at ground, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floor levels. The textured coating has generally been applied to the flat wall areas, avoiding skirtings and corncing. However, within the ground floor entrance hall several decorative features have also been covered, including the cornices and pedimented stone niche.

Testing has been undertaken and it has been concluded that the plaster beneath the coating is likely to have also become contaminated. Due to the levels of asbestos that are likely to be present the applicants consider that the plaster should be removed where possible in the interests of health and safety. Given that the asbestos can be released when the fabric is disturbed it is considered necessary to remove the plaster from the flat wall areas which are the most likely to be the subject of works such as new light fittings, small permitted openings, new sockets, picture hooks etc... which might arise as part of the normal running of the hotel.

It is therefore proposed that the plaster is removed from the flat wall areas, stripping the surfaces back to the brickwork. The replacement plaster is to be lime based throughout so as to reflect the existing condition. Where plaster skirtings are in place these are to be retained with a 50mm strip of contaminated plaster left above them which will be sealed and protected so as to avoid any air born asbestos contamination if this section of plaster is disturbed. Where decorative features have unfortunately been covered with asbestos the intention is that these are retained as they are less likely to be altered or disturbed as part of the hotel operation. A 50mm strip will be retained around the features, which will be photographically recorded and measured. Attempts will be made to strip the asbestos from the features using a chemical agent called Extex. If any damage occurs to the features then this will be made good, repaired and reinstated to match.

The proposed works, whilst fairly radical in places, are considered necessary. Where there is less than substantial harm to the significance of a heritage asset the NPPF requires the Council to consider the public benefits that arise from the proposal. In this case the removal of a potentially dangerous contaminant from the building is considered to be in the public interest and the loss of the affected wall plaster is therefore justified. Recommend part discharge of condition 17d.