

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/07/2008	
		N/A / attached		<b>Consultation Expiry Date:</b>		22/07/2008	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Walker				2008/2514/P			
<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>	
AF 7/8				8c 5/8/08		Tim Aon 07/08/08	
<b>Proposal(s)</b>							
Variation of conditions 3, 4, 7, 8, 9, 10, 12, 13, 14 and 15 of listed building consent dated 10/04/2008 (ref. 2007/5206/L) for the external and internal alterations including conversion of the former Baptist church Headquarters to create 84 bedroom hotel with restaurant, conference room, meeting/banqueting room, bar, spa and gym. {NB Proposed variation is to require the submission of details prior to the commencement of the relevant works rather than prior to commencement of works}							
<b>Recommendation(s):</b>		Vary conditions					
<b>Application Type:</b>		Variation or Removal of Condition(s)					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Joining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice – no responses.  English Heritage have commented that the revised drawing/information is considered satisfactory and that their authorisation or direction dated 25 January 2008 is still valid.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/A					

### Site Description

This Grade II\* listed building was designed by Arthur Keen and built for the Baptist Union between 1901 and 1903. The building is constructed in the Edwardian Free Baroque style and is located within the Bloomsbury Conservation Area.

### Relevant History

Planning permission (2007/5204/P) and Listed Building Consent (2007/5206/L) were **granted** on 30 May 2008 for "External and internal alterations including conversion of the former Baptist Church Headquarters to create 84 bedroom hotel with restaurant, conference room, meeting/banqueting room, bar, spa and gym."

### Relevant policies

B6 – Listed Buildings

### Assessment

This application seeks to vary a number of conditions which were added to Listed Building Consent 2007/5206/L.

These conditions were worded so that information should be submitted to the Council for approval "...prior to the commencement of works on site..." The applicant would like to vary the conditions so as to read "...prior to the commencement of the relevant works."

This is considered acceptable as many of the conditions deal with specific detailed matters that do not relate to the first phases of construction. The proposed variation will allow the applicants to address the conditions as the relevant section of works arises. This is considered appropriate given the scale and scope of the scheme. Recommend variation of the relevant conditions.