

Mr Simon Hogg
Lanyon-Hogg Architects Ltd
30 Field Street
LONDON
WC1X 9DA

Application Ref: **2007/3008/L**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **2453**

03 September 2007

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:

**7-8 Argyle Square
London
WC1H 8AS**

Proposal:

Works associated with the erection of a four storey side extension, and the replacement of existing windows with sliding sash windows to a hotel (Class C1).

Drawing Nos: 352.POS; 352.P1; P3.E; P7; P8 Rev B; email dated 21/08/2007.

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 Notwithstanding the details and annotations on the approved drawings, detailed



drawings in respect of the following, shall be submitted to and approved in writing by the Council 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) Plan, elevation and section drawings of the new stair at a scale of 1:10 with handrail, newel and baluster details at 1:5.
- d) Plan, elevation and section drawings of the new entrance and fanlight at a scale of 1:10 with typical glazing bar details at 1:1.

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 B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Samples and details of all new facing materials shall be retained on site during the course of the works.

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 B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The ground floor stucco banding shall be painted BS10B15, BSO8B17 or BSO8B15 and retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The railings shall be painted black and retained and maintained and such thereafter, unless otherwise agreed in writing by the Local Planning Authority

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B6. For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report.

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