

# THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

Number One, The Drive,  
Great Warley, Brentwood,  
Essex CM13 3DJ

Leeds Office: Third Floor West, 4 Park Place, Leeds LS1 2RU  
Kent Office: 1st Floor, 31 St. Margaret's Street, Canterbury, Kent CT1 2TG

Tel: (0113) 244 4288  
Tel: (01227) 456633

Tel: (01277) 224664  
Fax: (01277) 215487

**Direct e-mail: [Matthew.Driscoll@jtspartnership.co.uk](mailto:Matthew.Driscoll@jtspartnership.co.uk)**

Our ref: GDF/MJD/lm/IOLM/KingsCross/PLA

13 September 2006

London Borough of Camden,  
Development Control,  
Environment Department,  
Camden Town Hall,  
Argyle Street Entrance,  
Euston Road,  
London, WC1H 8ND

Dear Sir,

**Re: The Violet Hotel, 54-55 Birkenhead Street, London, WC1H 8BB**  
**Application for Listed Building Consent**

---

We are instructed by our client, The Institute of Our Lady of Mercy, to submit an application for Listed Building consent for the following works: -

"Internal alterations including openings in original walls, insertion of new doors, removal and erection of stud walls and the re-roofing of the property to meet insulation requirements. External works to include replacement door to Chad Street, replacement of rainwater goods and soil pipes, new balance flue, new CCTV cameras and hard landscaping details."

Accordingly we enclose 5 copies of the following documents:-

- This letter dated 13 September 2006
- Completed Listed Building Consent Application Forms
- Certificate of Ownership (Certificate A)
- Drawing Nos. **(see enclosed Drawings Schedule)**
- 

On 12 April 2006 planning permission (2005/3924) and listed building consent (2006/0039) was granted for the "Change of use from hotel use (Class C1) to a mixed use comprising non self contained residential accommodation (Sui Generis), training/meeting rooms (Class D1), offices (Class B1) and associated functions for a charity, new external door at ground floor level to the rear elevation and lean-to smokers shelter and platform goods lift in the rear yard" at the application site.

---

Trading as a Limited Liability Partnership Registered in England & Wales Registration No. 00307263

Partners: G.D. Frazer BSc Est Man; Dir Bldg Cont. FRICS N.J. Prior BSc Est Man; MRICS  
N.J. Davey BSc MRICS J.W. Green BSc MRICS P.D. Comer BSc Hons MPhil MRTP  
Associates: P.N. d'Arcy BSc MRICS S.J. Collins Dip TP MRTP S.R. Lower BA Dip TP Tech RICS MRTP  
Consultants: D. Malett FRICS Practice Manager: D.A. Swann MCMA ID

THE JOINT TOWN PLANNING AND SURVEYING PARTNERSHIP

This application is effectively making further amendments to this approved application under a new submission.

The proposed works to the property include:-

#### **All Floors**

- The previous planning permission and listed building consent, as mentioned above, approved the replacement of a number of doors in the property. This application provides details of these doors on the relevant floorplans and through Drawing No: BC11.

#### **Basement**

- One doorway to be sealed in between the dining room and stair lobby – the infill will be offset from the wall level and the original architraves and lining will remain;
- New stud partition wall to form kitchen in former dining room area;
- New gully and 1.5m of below ground drainage to laundry room;
- New inspection chamber, rodding access and 2.5m below ground drainage to new washroom.

#### **Ground Floor**

- Returning the front right reception area room to its original state with original cornice through the removal of later stud partition wall and reinstatement of original door position with a new door;
- Insertion of new double doors to front entrance to respond to the other Chad Street double doors as seen on the adjacent premises.

#### **Roof**

- Works are sought to repair and add insulation to the roof of the building. The asphalt will be stripped and a layer of new insulation (100mm thick) will be added. A new 20mm thickness of asphalt will be detailed at abutments to slate and masonry in lead work or to match existing;
- To improve the insulative quality of the slated sloping roof sections we intend to install insulation internally behind new plasterboard linings, which will not affect the appearance of the building;
- We will also be stripping and re-slating involving the replacement of existing felt with Tivec breathable felt and re-slate on new battens using new Welsh Slate and lead detailing to match existing.

#### **Second Floor**

- The forming of 2 new doors (shown as 1 & 2 on Drawing No. BC04 Rev.B) and the infilling of two existing door openings retaining and exposing original architrave and linings;

- Modifying later partitions and installation of new doors (shown as 3 & 4 on Drawing No. BC04 Rev.B);
- A benefit from such works includes the new Communal Lounge to the rear of the building which will return to its original size and shape.

### **Externally**

- Replacement of existing UPVC white rainwater goods and soil pipes with black painted cast aluminium pipes;
- Hard landscaping to rear of basement comprising patterned tiles with nosings on the stairs and lower basement area, and a 6mm crushed stone dressing to be applied to a tack coat to overlay the existing concrete hardstanding;
- Relocation of balance flue to new boiler position on the ground floor;
- 4 new CCTV cameras (details supplied), as shown on Drawings Nos. BC06 Rev.B and BC02 Rev.A;
- New double entrance doors to the Chad Street entrance and full scheme drawings are submitted with the application (Drawing No: BC13).

### **Justification**

The applicant, a registered charity, has recently purchased the Violet Hotel to provide residential accommodation for the Sisters of Mercy and to field charity workers as well as providing training and meeting rooms and administrative offices.

Nos. 54-58 form a group of five terraced stock-brick town houses built c 1834-49 by W Forrester-Bray and listed as Grade II in May 1974. The Violet Hotel occupies Nos. 54 and 55, which exist as a single entity. The two former houses are connected by through corridors on basement, ground and third floors. Internally, the main alterations have been by way of adding en-suite bathroom facilities to the existing bedrooms using lightweight partitions. Where rooms have been sub-divided the original cornices sometimes remain. The position of a number of doors has been altered and original doors replaced with doors achieving the necessary fire rating.

The main purpose of these proposals is to prepare the building for its proposed use (described below) whilst restoring parts of the building back to its original state resulting in an improved appearance of the building and its setting.

### ***Proposed Activities***

The previous application set out the particulars of the intended use of the property in the letters dated 29 September 2005 and 18 January 2006 and for ease of reference the contents are reproduced here.

The objectives of the charity are to promote the benefit of the women inhabitants of Greater London and in particular vulnerable women by the relief of those who are in need, hardship or distress, the advancement of good health and the provision of a safe place, advice and support services and by assisting in the provision of education training and support.

In conjunction with the training provided, liaison will be made with the appropriate services within statutory establishments.

Advice and support through training and counselling sessions will be provided on a drop-in basis during daytime hours (9.00am – 5.00pm) with the occasional evening/weekend event and meeting.

Although only a small core of approximately 4 to 6 charity personnel will be in residential occupation, it is anticipated that there will be a percentage of occasional visiting staff and when fully operational, particularly during meeting or training sessions, it is envisaged that there will be a maximum of 30 persons within the building.

The proposed works to the listed building will enhance its appearance, whilst ensuring the long-term use of the building. The external appearance will be improved, increasing the visual appearance of the building by itself and within its surrounding area. Internally, the works proposed are necessary to allow the use of the building to go ahead unhindered and perform its day-to-day functions. The works do not affect the overall structure of the listed building, and in fact return some rooms back into their original shape and style. We therefore feel that this application for Listed Building Consent should be approved.

If you have any queries regarding this application please do not hesitate to contact Mr G Frail at the above office.

We look forward to receiving confirmation of the registration of this application.

Yours faithfully



**Matthew Driscoll**  
**For The JTS Partnership LLP**

Encs:

c.c. The Trustees of The Institute of Our Lady of Mercy (Attention: Sister Camilla Hunt)



# THE JTS PARTNERSHIP

Chartered Valuation Surveyors • Town Planning Consultants

Number One, The Drive,  
Great Warley, Brentwood,  
Essex CM13 3DJ

Leeds Office Third Floor West, 4 Park Place, Leeds LS1 2RU  
Kent Office 1st Floor, 31 St Margaret's Street Canterbury, Kent CT1 2TG

Tel: (0113) 244 4288  
Tel: (01227) 456633

Tel: (01277) 224664  
Fax: (01277) 215487

**Direct e-mail: [Matthew.Driscoll@jtspartnership.co.uk](mailto:Matthew.Driscoll@jtspartnership.co.uk)**

Our ref: GDF/MJD/hs/IOLM/KingsCross/PLA

11 October 2006

London Borough of Camden,  
Development Control,  
Environment Department,  
Camden Town Hall,  
Argyle Street Entrance,  
Euston Road,  
London, WC1H 8ND

Dear Sir,

**Re: The Violet Hotel, 54-55 Birkenhead Street, London, WC1H 8BB**  
**Application for Full Planning Permission**

---

We are instructed by our client, The Institute of Our Lady of Mercy, to submit an application for full planning permission for the following works: -

"External works to include replacement door to Chad Street, the installation of security CCTV cameras and the replacement of rainwater and soil pipes."

Camden Borough Council is currently considering an application for listed building consent in relation to these works (Ref: 2006/4251/INVALID) and revised drawings and additional documents for that application have been submitted under separate cover.

Accordingly we enclose 5 copies of the following documents:-

- This letter dated 11 October 2006
- Completed Planning Application Forms
- Certificate of Ownership (Certificate A)
- Drawing Nos. (**see enclosed Drawings Schedule**)
- Design and Access Statement

We have calculated the statutory fee for this application to be £135.00 and enclose a cheque made payable to London Borough of Camden for this amount.

---

Trading as a Limited Liability Partnership. Registered in England & Wales Registration No. OC307263

**Partners:** G.D. Fraith BSc (Est Man) DipBdgCons, FRICS N.J. Pryor BSc (Est Man), MRICS  
N.J. Davey BSc, MRICS J.W. Green BSc, MRICS P.D. Comer BSc (Hons) MPhil MRTP  
**Associates:** P.N. d'Arcy, BSc, MRICS S.J. Collins DipTP, MRTP S.R. Lower BA DipTP, Tech. RICS, MRTP  
**Consultants:** D. Mallett FRICS **Practice Manager:** D.A. Swann MCM, TD

**THE JOINT TOWN PLANNING AND SURVEYING PARTNERSHIP**

On 12 April 2006 planning permission (2005/3924) and listed building consent (2006/0039) was granted for the "Change of use from hotel use (Class C1) to a mixed use comprising non self contained residential accommodation (Sui Generis), training/meeting rooms (Class D1), offices (Class B1) and associated functions for a charity, new external door at ground floor level to the rear elevation and lean-to smokers shelter and platform goods lift in the rear yard" at the application site. This application is effectively making further amendments to this approved application under a new submission.

The proposed works to the property include:-

#### **Externally**

- 4 new CCTV cameras (details supplied), as shown on Drawings Nos. BC06 Rev.B and BC02 Rev.A;
- New double entrance doors to the Chad Street entrance and full scheme drawings are submitted with the application (Drawing No: BC13).
- Replacement of existing UPVC white rainwater goods and soil pipes with black painted cast aluminium pipes;

#### **Justification**

The applicant, a registered charity, has recently purchased the Violet Hotel to provide residential accommodation for the Sisters of Mercy and to field charity workers as well as providing training and meeting rooms and administrative offices.

The main purpose of these proposals is to prepare the building for its proposed use (described below) whilst restoring parts of the building back to its original state resulting in an improved appearance of the building and its setting.

#### ***Proposed Activities***

The previous application set out the particulars of the intended use of the property in the letters dated 29 September 2005 and 18 January 2006 and for ease of reference the contents are reproduced here.

The objectives of the charity are to promote the benefit of the women inhabitants of Greater London and in particular vulnerable women by the relief of those who are in need, hardship or distress, the advancement of good health and the provision of a safe place, advice and support services and by assisting in the provision of education training and support.

In conjunction with the training provided, liaison will be made with the appropriate services within statutory establishments.

Advice and support through training and counselling sessions will be provided on a drop-in basis during daytime hours (9.00am – 5.00pm) with the occasional evening/weekend event and meeting.

12 October 2006

- 3 - Our ref: GDF/MJD/lm/IOLM/KingsCross/PLA

---

Although only a small core of approximately 4 to 6 charity personnel will be in residential occupation, it is anticipated that there will be a percentage of occasional visiting staff and when fully operational, particularly during meeting or training sessions, it is envisaged that there will be a maximum of 30 persons within the building.

The proposed works to the listed building will enhance its appearance, whilst ensuring the long-term use of the building. The external appearance will be improved with the replacement of the entrance doors to Chad Street, increasing the visual appearance of the building by itself and within its surrounding area. We therefore feel that this application for Planning Permission should be approved.

If you have any queries regarding this application please do not hesitate to contact Mr G Frall at the above office.

We look forward to receiving confirmation of the registration of this application.

Yours faithfully



**Matthew Driscoll**  
**For The JTS Partnership LLP**

Encs:

c.c. The Trustees of The Institute of Our Lady of Mercy (Attention: Sister Camilla Hunt)