

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/09/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		04/09/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Walker				2014/4981/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
2-6 Southampton Row 118-120 High Holborn 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>							
Details of method statement as required by condition 3 of listed building consent (2012/5591/L) dated 14/12/2012 for alterations associated with the conversion of the former Baptist Church Headquarters to hotel.							
<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.					
<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].”

## Relevant policies

### LDF Core Strategy and Development Policies

National Planning Policy Framework (NPPF) 2012  
London Plan 2011

Camden 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 discharge of condition 3 of listed building consent 2012/5591/L. This required:

*A method statement for any proposed cleaning to the external brick and stone facades, including materials and methods to be used shall be submitted to and approved by the Council prior to the commencement of any works on site and the development shall be carried out in accordance with the approval given.*

A method statement has been submitted. This outlines that a nebulous spray of clean cold water is to be used to soften dirt deposits. The facades will then be cleaned with a natural fibre brush.

Following on from this, the stonework will then be cleaned with a high pressure hot water wash (DOFF system). Stubborn areas will be cleaned with a natural fibre brush.

A review will then take place of the masonry and only where necessary and in order to remove the most ingrained dirt (in some places the stonework is extremely soiled) the JOS system will be utilised. This is a low air pressure, water and particulate system. Test panels have been undertaken on the building so as to assess whether this can be undertaken without damage to the masonry and the JOS system has been found to be appropriate for this building.

A number of original painted signs remain on the building and these are to be protected and will not be cleaned, leaving a margin of un-cleaned masonry around each one.

The proposed method statement is considered acceptable and will preserve the special interest of the listed building. Recommend discharge of condition 3.