**Regeneration and Planning
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Ms Georgina Revell
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1 Kingsland Passage
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E8 2BB

Application Ref: **2014/3378/L**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

12 November 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted Subject to a Section 106 Legal Agreement

Address:
**YMCA
Indian Students Hostel
41 Fitzroy Square
London
W1T 6AQ**

Proposal: Erection of five-storey rear extension within internal courtyard, enlargement of existing four-storey link structure, and single-storey roof extension at 5th floor level including installation of 6 solar thermal panels at roof level and internal remodelling to create 15 new hostel rooms to existing Hostel (Class Sui Generis)

Drawing Nos: 3182_L 000 Rev: P1, 3182_L 001 Rev: P1, 3182_L 002 Rev: P1, 3182_L 003 Rev: P1, 3182_L 004 Rev: P1, 3182_L 005 Rev: P1, 3182_L 050 Rev: P1, 3182_L 051 Rev: P1, 3182_L 070 Rev: P1, 3182_L 080 Rev: P1, 3182_L 101 Rev: P1, 3182_L 102 Rev: P1, 3182_L 103 Rev: P1, 3182_L 104 Rev: P1, 3182_L 105 Rev: P1, 3182_L 150 Rev: P1, 3182_L 151 Rev: P1, 3182_L 170 Rev: P1, 3182_L 280 Rev: P1, 3182_L 290 Rev: P1, 3182_L 291 Rev: P1, 3182_L 292 Rev: P1, 3182_L 293 Rev: P1, 3182_L 294 Rev: P1, and Design & Access Statement 3182.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Director of Culture & Environment
Ed Watson

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   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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

3   All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

        Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

4   Detailed drawings, or 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) Plan, elevation and section drawings, including jambs, head and cill, and typical glazing bar details of all new window and door openings.

        b) Samples of external glazing, facing brickwork and reconstituted stone demonstrating the proposed colour, texture, bond and pointing.

        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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

You can find advice about your rights of appeal at:

http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Yours faithfully

Ed Watson
Director of Culture & Environment