

Delegated Report		Analysis sheet	Expiry Date:	16/10/2014
		N/A / attached	Consultation Expiry Date:	02/10/2014
Officer			Application Number(s)	
Hannah Walker			2014/5424/L	
Application Address			Drawing Numbers	
St. Mungoes Hostel 2 Southampton Row London WC1B 4AA			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details pursuant to part discharge of condition 15 (historic features) following listed building consent granted 10/4/2008 (2007/55206/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.				
Recommendation(s):	Approve details			
Application Type:	Approval of Details (Listed Building)			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Site notice/press notice – no responses.</p> <p>English Heritage has responded that <i>“This application specifically relates to the fireplaces at 2 Southampton Row and so partial discharge of the condition is sought. The applicant submitted a fireplace audit in support of the condition which proposed the removal of a number of fireplaces from the building. English Heritage raised concern to your Authority about the extent of removal of historic fireplaces from the building. We are delighted that, following negotiations with the applicant, a number of these fireplaces will now be retained and re-used within the building. We therefore have no further comments to add and confirm that the information provided is considered satisfactory to meet the requirements of the condition.”</i></p>					
CAAC/Local groups* comments: *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 (2012/5591/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 part discharge of condition 15 in so far as it relates to the removal and relocation of fireplaces within the building. This condition requires the submission of details of all historic features that are to be removed and details of their relocation.

A document has been submitted detailing the proposals for the fireplaces within the building. A number of these are to be removed due to the nature of the consented scheme. Several fireplaces are now located in back of house areas, in areas designated as new bathrooms and in circulation spaces where they would not be appropriate. In total 8 fireplaces are to be removed for architectural salvage. The number of fireplaces to be removed has been reduced following negotiations with Council and English Heritage Officers. The fireplaces that are to be removed are generally very humble in appearance, damaged, or partially missing. In the case of 4.01 and 4.03 these have attractive tiles however attempts to remove the tiles so as to relocate the surrounds have not been successful.

A further 13 fireplaces are to be retained but relocated in more suitable positions within the building.

The submitted information is considered acceptable. Whilst there is some loss of historic fabric from within the building this is minimal and will have little discernible impact on the special architectural and historic interest of the listed building given its size, and the scope of the works that are consented. Recommend discharge of part condition 15.