

Mr Nick Jenkins
Smith Jenkins Ltd
30A High Street
Stony Stratford
Milton Keynes
Buckinghamshire
MK11 1AF

Application Ref: **2014/6166/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

11 December 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Brook House
2-16 Torrington Place
London
WC1E 7HN

Proposal:
Alterations to internal layout.

Drawing Nos: 3114/OS/001 Rev A; 3114/P/099 Rev D; 3114/P/100 Rev D; 3114/P/101 Rev D; 3114/P/102 Rev E; 3114/P/103 Rev E; 3114/P/104 Rev C; 3114/P/105 Rev C; 3114/P/106 Rev D.

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 begin not later than the end of three years from the date of this consent.
- 2 Detailed drawings showing how the internal partition walls would be detailed, finished and attached to the main structure of the building, are to be submitted to



and approved in writing by the local planning authority before the relevant part of the works are begun. Work shall be carried out only in accordance with the approved details.

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 A full mock-up of one of the hotel room structures, including the partition walls, shall be constructed on site at second and third floor levels on the Tottenham Court Road frontage, before the relevant part of the works is begun. The local planning authority shall be informed, in writing, on completion of the mock-ups, which shall then be inspected. All subsequent works relating to the hotel room structures shall match the corresponding mock-up, subject to any modifications required in writing by the authority.

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 Prior to commencement of works, details of the service runs for all new bathrooms, demonstrating the relationship of the pipework with the structure of the building, are to be submitted to and approved in writing by the local planning authority. Works shall be carried out only in accordance with the approved details.

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

- 5 All new external works and finishes, and works of making good of the retained fabric, including the retained windows, shall match the existing original adjacent work in respect of material, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or as required by any condition 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

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment