

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

Application Ref: **2015/4211/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

1 December 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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

Proposal:

Internal alterations to facilitate hotel use (revised layout to that granted LBC under ref. 2013/3040/L and amended by 2014/6166/L)

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

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 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 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

- 3 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

- 4 You are required to comply details of materials approved on 22/04/2015 ref: 2015/0452/L in relation to condition 2 of Appeal Decision ref: APP/X5210/E/13/2207168 dated 8 August 2014.

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 You are required to comply with details of service runs approved on 30/03/2015 ref: 2015/0451/L in relation to condition 4 of Appeal Decision ref: APP/X5210/E/13/2207168 dated 8 August 2014.

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

Informative(s):

- 1 The proposed revised layout would have a minimal impact on the approved layout of the hotel rooms by rotating by 90 degrees to some of the rooms, combined with

a change to the central corridor alignment close to the lift core. At first floor level the other change is to the shape and layout of the restaurant area, reception and location of staff office only. Because of the limited nature of the proposed changes no harm is caused to the special interest of the listed building.

The site's planning history was taken into account when coming to this decision. Historic England did not wish to offer any comments on this occasion. No other representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with 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

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment