

Mr. Laurie Anderson  
Stanley Bragg Architects Ltd  
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8 Whitewell Road  
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Essex  
CO2 7DF

Application Ref: **2015/6317/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

18 January 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Conway Hall**  
**25 Red Lion Square**  
**London**  
**WC1R 4RL**

Proposal:  
Conversion and remodelling of the existing kitchen, provision of day time cafe, facility linking kitchen, servery area and linking into the lobby foyer affecting a Grade II Listed Building.

Drawing Nos:  
6185-1001 rev. B, 6185-1203 rev. B, 6185-1204 rev. B, 6185-1501 rev. A;  
Heritage Statement.

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 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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 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.

- 4 As much as possible of the fabric of historic and architectural interest which is to be removed shall be salvaged and stored or reused as part of this or future redevelopment.

Reason: to enable the current and future conservation of the original decorative scheme of the building using original materials - both part of its special interest - which is still evident throughout the public areas of the ground floor.

Informative(s):

- 1 Reason for granting Listed Building Consent:

The proposals will refurbish and reorganise a food-preparation area contained within a former lightwell set deep within the plan of the building, and will connect it to an adjacent room off the main foyer - originally a ladies' cloakroom - to be redeveloped as a café. This application was informed by pre-application advice (2014/5808/PRE). Both the original plan form of the building and the architectural and decorative scheme of the foyer are important parts of its special interest as a grade II listed building.

Contrary to the applicant's original intentions expressed in the Heritage Statement, a timber door frame with three lights over in the servery area is not to be removed and infilled, but retained and blocked with a lightweight stud partition (Construction Detail 6185-1501). A modern partition wall will be removed to permit the kitchen to occupy the entire area of the original lightwell. In the wall which formerly divided the lightwell from the lobby, two narrow metal-framed windows will be removed to accommodate a door to the kitchen, with a third such window retained, while a larger one will be removed and the opening enlarged to facilitate the use of the bar area. No other historic fabric will be affected by the refit and redecoration, which will remove only late twentieth-century finishes and apply an appropriate new

treatment. The slight harm in the loss of the windows is justified by the reanimating effect the redevelopment will have on the historically and architecturally interesting lobby area, and its public benefit in sustaining the Conway Hall Ethical Trust as the occupiers of this unique building.

The works being entirely internal to the building, no consultation was required. No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

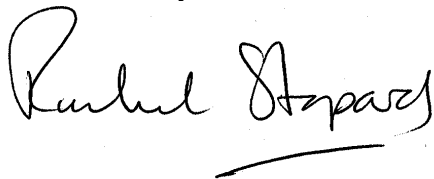
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 2nd Floor, 5 Pancras Square, London N1C 4AG, (tel: 020-7974 6941).

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment