

Mr David Williams  
Planning Resolution Ltd  
Thorncroft Manor  
Leatherhead  
Surrey  
KT22 8JB

Application Ref: **2016/1827/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

14 July 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:

**2-6 Southampton Row  
London WC1B 4AA**

Proposal:

Details of ventilation equipment for kitchen (involving one air-handling unit on rear internal lightwell roof) as required by condition 4 of 2007/5204/P granted 30/05/2018 for Conversion and alterations of the former Baptist Church Headquarters to create 84 bedroom hotel (Class C1) with restaurant, conference room, meeting/ banqueting room, bar, spa and gym  
Drawing Nos: Design and Access Statement & Heritage Impact Assessment by Harper Downie Architects; 586GE07; 586PA02E; Location Plan; Hann Tucker Acoustic Reports dated 2.5.08, 18.3.16 and 20.4.16; email from David Williams dated 27.4.16.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting planning permission.

The proposed ventilation equipment involves one 3.5m high air-handling unit on a raised roof within the rear internal lightwell. In this enclosed location, it will not be visible from the public realm and will have no impact on the character of the streetscene or conservation area. Despite its large size, the discreet location



means that it will have no harmful impact on the setting and appearance of the listed building. The acoustic report demonstrates that, with the inclusion of acoustic attenuation, the plant will have no further impact on surrounding noise levels; the nearest window affected only serves a corridor for an educational use.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

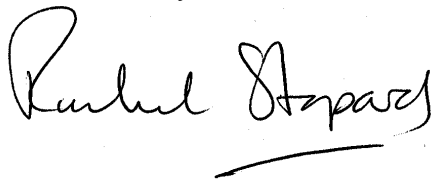
- 2 You are reminded that conditions 10 (service management plan), 11 (travel plan), and 13 (final sustainability plan) of planning permission granted on 30.5.08 ref 2007/5204/P are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities