

David Keeley  
Crossrail  
Canada Square  
Canary Wharf  
London  
E14 5LQ

Application Ref: **2016/2584/L**  
Please ask for: **Rachael Parry**  
Telephone: 020 7974 **1443**

23 August 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**8 - 10 Southampton Row**  
**London**  
**WC1B 4AE**

Proposal:

Insertion of two piles and columns through the basement (two levels) to support a concrete deck at ground level to support the new rear brickwork facade (consented under 2013/1477/P). Demolition, storage and rebuilding of Fisher Street Wing Wall.

Drawing Nos: Crossrail - Heritage Agreement CAM/3/3/H1, Doc No.CRL1-PDP-T1-RSI-CR086\_WS095-00001; Heritage Method Statement CAM/3/3/HO9 27th June 2016 by Constain Skanska; Location Plan P20203-C1M09-E00-D-00110\_C01; Ground Floor Survey as Existing C122-OVE-S-DDA-CR086\_Z-20002\_P01\_S4; Basement Survey as Existing C122-OVE-S-DDA-CR086\_Z-20001\_P01\_S4; Sub Basement Survey as Existing C122-OVE-S-DDA-CR086\_Z-20000\_P01\_S4; Cross Sections A & B as Existing C122-OVE-S-DDB-CR086\_Z-60004\_P01\_S4; Rear Wall Elevation and Plan C122-OVE-C4-DDD-CR001\_Z-23812\_P06\_S4; Brickwork support details and sections C122-OVE-C4-DDD-CR001\_Z-23810\_P04\_S4; Ground Floor Structural GA Plan and Section C122-OVE-C4-DDA-CR001\_Z-75051\_P07\_S4; Structural Sections C122-OVE-C4-DDB-CR001\_Z-75017\_P06\_S4; Structural Details C122-OVE-C4-DDA-CR001\_Z-75052\_P06\_S4; Layout of Structural Steelwork and End Reactions Ground Floor C122-OVE-C4-DDA-CR001\_Z-75054\_P06\_S4; Ground Floor Slab Layout and Basis of Design C122-OVE-C4-DDA-



CR001\_Z-75055\_P05\_S4; Pile and Pile Cap Details C122-OVE-C4-DDD-CR001\_Z-23814\_P05\_S4; General Notes C122-OVE-C4-DDJ-CR001\_Z-23304\_P04\_S4

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 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.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grade II listed building dating to 1905-6 by Bradshaw Gass and Hope in an Edwardian Baroque manner, and previously has been in use as a hotel, bank, pub/restaurant and offices. It has a steel frame faced in stone under steeply pitched slated roofs of 6 storeys plus a roof storey and basement, with 5 bays and corner turrets. The building sits within the Kingsway Conservation Area and bounded three sides by Southampton Row, Catton Street and Fisher Street.

A Heritage Agreement with the Secretary of State for Transport, Camden Council and Historic England was entered into for works to this building under the Crossrail Act 2008 and included adaptation of the building to accommodate development of

and over the Fisher Street Shaft.

This application now seeks for further works which were not covered within the Heritage Agreement or previous consents and therefore requires a separate Listed Building Consent; for the insertion of two piles and columns through the basement (two levels) to support a concrete deck at ground level to support the new rear brickwork facade (consented under 2013/1477/P) and also for the demolition, storage and rebuilding of Fisher Street wing wall.

The Fisher Street wing wall was left standing following the former rear extension being demolished and now needs to be removed to ensure the rest of the consented development on the site can be undertaken. A new ground slab will need to be installed to support the new rear glazed brick wall; and the basement piles will support this ground slab. The previous slab was removed during the demolition of the extension and a temporary one installed during construction of the shaft and tunnels.

The building has received substantial alteration to date whilst accommodating the construction of the shaft and for housing Crossrail facilities. The proposed works will see the wing wall being reinstated on a like for like basis following careful removal and storage. The new slab essentially replaces that temporarily installed and will ensure the rear elevation is rebuilt and finished to complete the rear façade following construction of the Crossrail shaft. The impact is not considered to result in harm to the special interest of the grade II listed building.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. Historic England responded with a letter of flexible authorisation duly stamped and signed on behalf of the Secretary of State dated 02/08/2016. The site's planning history was taken into account when coming to this decision.

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.

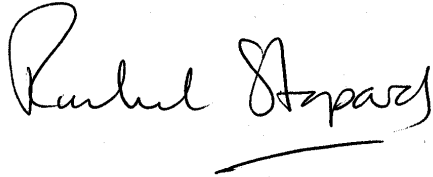
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan 2016 consolidated with alterations since 2011, and paragraphs 14, 17 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, 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  
Executive Director Supporting Communities