

Mr John Robson  
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103 Belper Road  
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Application Ref: **2016/5765/L**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

23 December 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Hilton Hotel London Euston**  
**17 Upper Woburn Place**  
**London**  
**WC1H 0HT**

#### Proposal:

Various external & internal alterations to Grade II Listed Hotel (Class C1) including installation of new wheelchair access/lift; conversion of 3no basement meeting rooms into guest bedrooms including additional window; conversion of existing restaurant into 4no meeting rooms; relocation of restaurant to ground floor level; and associated works.

Drawing Nos: (Prefix 16): 01, 02, 03, 11 Rev D, 12 Rev B, 13 Rev A, 14 Rev A, 15, 16, 21 Rev C, 22 Rev B; Design & Heritage Statement Rev A

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

#### 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 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.

- 3 The works hereby approved are only those specifically indicated on the drawings 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

c) Internal elevations of the ground floor rear window and door openings at a scale of 1:50.

d) Plan, elevation and section drawings of the rear stair and banister at a scale of 1:10

e) Plan, elevation and section drawings of the external stair lift, including materials, finish and method of fixing.

f) Manufacturer's details of the proposed render for the lower ground floor side elevation.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Prior to the first use of the proposed ground floor rear stair, the section of ground floor party wall shall be infilled and made good as shown on approved drawing '1612 rev B' and shall be retained as such thereafter.

Reason: In order to safeguard the benefits derived to the special architectural and historic interest of the building used to justify the overall works 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.

#### Informatives:

- 1 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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting listed building consent.

The proposal has been amended during the course of the application to omit and amends parts of the scheme in order to preserve the special interest of the grade II listed building. This includes omitting several proposed openings which would have had a detrimental impact upon the historic plan form and retaining and in some cases reusing other features of interest such as windows. Furthermore, in the revised scheme the applicants have agreed to fill in an existing large opening in the original party wall at ground floor level; this infilling represents a significant improvement to the significance of the building as it substantially restores the original plan form of two of the original row of dwellings at ground floor level.

It should be noted that the proposal overall preserves the buildings special interest and has been sensitively designed to respond to the fabric; plan form and character of the building. The proposed access into the rear dining room works in conjunction with the current layout without detriment to the plan form. Services such as the associated lift enclosure which are all necessary elements to scheme have all been accounted for to ensure the building is properly respected as part of the works. In order to ensure that the detailed design of a number proposed elements (new doors, windows, curtains and stair lift etc) are designed sensitively and to avoid undue intervention into historic fabric; conditions for the submission of further details are recommended to ensure that the works would not harm the special interest and would enhance the buildings character and special interest.

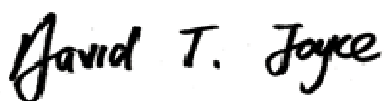
The site's planning history was taken into account when coming to this decision. It is important to note that the building and adjoining terrace is grade II listed and within the Bloomsbury Conservation Area. Special regard has been attached to the desirability of preserving the special interest of the listed building and preserving and enhancing the character and appearance of the Bloomsbury Conservation Area under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal is considered to be in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24; DP25; DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities