

Mr Anthony Brogan  
Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2016/6842/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

6 February 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**22 Southampton Place**  
**London**  
**WC1A 2BP**

Proposal: Internal refurbishment works, including the replacement of the existing lift, removal of modern partition walls at basement, ground and fourth floor levels, installation of new partitions at basement level, removal of plasterboard suspended ceilings at basement level, renewal of modern internal wall, ceiling and floor finishes, and re-routing and installation of new services.

Drawing Nos: Site Location Plan; 16-28: -02, -03, -04, -05, -06, -07, -08 Rev A, -09, -10, -11 Rev A, -12, -13, -14, -15 Rev A, -18 Rev A, -19 Rev A, -20, -21, -22, -23 Rev A;  
Design & Access Statement prepared by Savills dated November 2016; Cover Letter (including Heritage Statement) prepared by Montagu Evans dated 12 December 2016.

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 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 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 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) Details of all new skirting and architraves with typical section drawings at 1:1.

c) Details of all new cornicing with typical section drawings at 1:1.

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.

Informative(s):

- 1 The site is a Grade II\* listed terraced property, located on Southampton Place. The building, originally a townhouse, dates to the mid-18th century, with alterations in

the 19th century and a mansard roof added in the 1970s. The building is currently in office use. Its interior has been subject to various alterations and comprehensively renewed with modern finishes, fixtures and fittings.

The proposals involve the removal of a partition wall within the main front room at ground floor level, added in the 1970s to create a fire escape route, and the removal of modern partitioning and suspended plasterboard ceilings at basement level. The removal of these later additions will restore the original plan form of the building and are considered to therefore preserve and enhance the building's special interest. The fire escape route will be relocated to the basement level through the installation of a new partition wall within the front room. This is preferable to the current arrangement as it affects an area of lower significance and is therefore considered to be acceptable. It is also proposed to remove most of the modern partitioning at fourth floor level within the modern mansard roof extension. As this alteration does not affect the historic plan form or any historic fabric it is not considered to cause harm to the building's special interest.

It is also proposed to replace the existing lift within the existing reinforced concrete shaft, to replace all existing sanitaryware, to remove the existing wall-mounted air conditioning cassette units and install new free-standing air conditioning units with concealed pipework within existing floors. Given the fact that little historic fabric remains within the interior, these works are not considered to cause harm to the building's special interest.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. Historic England was consulted, whereby a response was received on 12/01/2017 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. 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, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

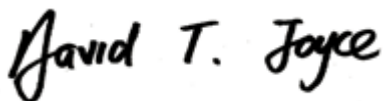
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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, 5 Pancras Square, London N1C 4AG (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.

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