

Rolfe Judd Planning

Old Church Court  
Claylands Road  
The Oval London  
SW8 1NZ

Application Ref: **2016/5926/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

9 February 2017

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**1 Birkenhead Street**  
**London**  
**WC1H 8BA**

Proposal:  
Proposed internal alterations including relocation of toilets to basement in association with the change of use from hotel (Class C1) to offices (Class B1) approved on 13/04/2016 (re: 2015/6470/P & 2016/0903/L).

Drawing Nos:  
22581-00; 01; 02; 03; 04; 05  
22581-P01 revA; P02 revD; P03 revC; P04 revB; P05 revA; P09 revB; P10 revB; P11; P13 revA; P14; P15.

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.

#### Informative(s):

- 1 Reason for granting listed building consent

The proposal seeks internal alterations to the grade II listed building. The proposed layout varies slightly from the layout approved as part of the main application for change of use from hotel to office which was granted in April 2016. The main changes include relocating the toilets to the basement. This would prevent additional services being run through the building and reduce the subdivision on the upper floors.

The proposed layout would remove the unsympathetic subdivision partitions and bathroom associated with the former hotel use and reinstate, where possible, the historic layout allowing a greater appreciation of the original room proportions.

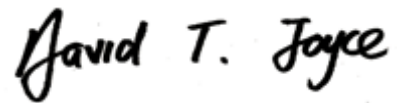
Special regard has been attached to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 2015, and paragraphs 14, 17 and 126-141 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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce  
Executive Director Supporting Communities