

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

Application Ref: **2017/0740/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

18 April 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

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

Proposal:

Details pursuant to condition 14 (Building Regulations or Fire Certification) of listed building consent (2012/5591/L) dated 14/12/2012, for alterations in connection with hotel as an amendment to listed building consent (2007/5206/L) dated 10/04/2008 for external and internal alterations including conversion of the former Baptist Church Headquarters to create 84 bedroom hotel.

Drawing Nos: 586 S00 P1; 586\_207\_100 C1; 586\_105\_110 C1; 586\_207\_302 C1.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 Reasons for granting listed building consent (approval of details):



Consent is sought for the discharge of condition 14 (Building Regulations or Fire Certification) of listed building consent (2012/5591/L) dated 14/12/2012, for alterations in connection with hotel as an amendment to listed building consent (2007/5206/L) dated 10/04/2008 for external and internal alterations including conversion of the former Baptist Church Headquarters to create 84 bedroom hotel.

In summary, the proposed alterations relate to Cabinet Adaptation in Multi-function Room 2.07 and a New Ventilation Grille in 1.05 for air handling. The proposed modification to room 2.07 is limited to the north interior wall and the fixed cabinets that are currently in-situ. It is proposed that the top shelf of the display cabinet will be given a false back so extract air can be ducted, via a grille inserted into the top of the cabinet, through to the service riser in the corridor.

The proposed modification to the room in 1.05 is a new grille above the existing wainscot. The proposed details are considered to cause no harm to the special interest of the grade II\* listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

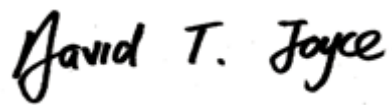
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. 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 You are advised that conditions 4 (signage), part 5 (facing materials except roof tiles), 6 (railings), 9 (refurbishment to windows and doors) and 13 (staircase details) of listed building consent 2012/5591/L that require information to be submitted to the Council for approval remain outstanding.
- 3 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 3 January and finished on 13 March 2017. The modifications have been proposed in response to the Inspector's comments during the examination and seek to ensure that the Inspector can find the Plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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  
Director of Regeneration and Planning