

Mr Nigel Dexter
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/0814/L**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **2648**

12 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Summit House
Red Lion Square
London
WC1R 4QH

Proposal:

Internal refurbishment of existing Class B1 office building (Grade II listed) including alterations to floorplate layouts, new flooring, provision of secondary window glazing, replacement of services and ancillary facilities, enhancement of entrance lobby and waterproofing of basement areas; replacement of existing pavement lights; replacement of plant equipment at roof level; and provision of cycle racks within existing service yard

Drawing Nos: 893_EX-00 rev P1, 893_EX-B1 rev P1, 893_EX-01 rev P1, 893_EX-02 rev P1, 893_EX-03 rev P1, 893_EX-04 rev P1, 893_EX-RF rev P1, 893_ES-01 rev P1, 893_ES-02 rev P1, 893_ES-03 rev P1 893_EE-01 rev P1, 893_EE-02 rev P1, 893_EE-03 rev P1.

893_GA-00 rev P1, 893_GA-B1 rev P1, 893_GA-01 rev P1, 893_GA-02 rev P1, 893_GA-03 rev P1, 893_GA-04 rev P1, 893_GA-RF rev P1.

893_S_01 rev P1, 893_AL_00 rev P1, 893_AL_B1 rev P1, 893_AL_01 rev P1, 893_AL_02 rev P1, 893_AL_03 rev P1, 893_AL_04 rev P1, 893_AL_RF rev P1.

893_GE_01 rev P1, 893_GE_02 rev P1, 893_GE_03 rev P1, 893_GS_01 rev P1, 893_GS_02 rev P1, 893_GS_03 rev P1.



893_dW-01 rev P1, 893_dW-02 rev P1, 893_dW-03 rev P1, 893_dW-04 rev P1, 893_dW-05 rev P1, 893_dW-06 rev P1, 893_dW-07 rev P1, 893_dW-08 rev P1, 893_ED-01 rev 1, 893_ST-01 rev P1, 893_ST-02 rev P1.

Design and Access Statement by Buckley Gray Yeoman dated 06/01/2017; Heritage Statement by Turley Heritage dated January 2017; Planning Statement by Savills dated January 2017; Structural Report by Heyne Tillett Steel; Acoustic Consultancy Report External Plant Assessment - Issue 3 by Lee Cunningham Partnership dated 05 January 2017.

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 or manufacturers details 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) Typical details of all new and replacement CCTV and access controls.

b) Typical plan, elevation and section drawings, including jambs, head and cill, of all new internal joinery.

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 Summit House is Grade II listed. It was constructed as purpose built offices in the Art Deco style with a steel frame clad in yellow faience and dates from the interwar period. Internally the building has undergone considerable modification and changes to the original layout. The only discernible original interior character is in the front entrance lobby and main stair which may have also undergone modification. Over the 20th century the building was substantially extended a number of times with the result that there are modest changes to floor levels and a variety of window types.

This application concerns updating the services of the existing tired and outdated interior and removing virtually all of the later internal partitions and room dividers. These elements have no historic or architectural significance and their removal is not considered to harm the special interest of the interior. The original steel framework of the building is not changed by the proposed works.

The scheme seeks to introduce an open plan interior with few partitions and raised flooring to accommodate the services. The main entrance hall and central stair will remain as they are although the height of the landings and steps will need modifying to allow for the integration of services. The scheme also involves the introduction of secondary glazing.

The proposed alterations would have no greater impact on the current non-original interior of the building. Indeed the opening up of the interior is likely to afford longer views of the windows and floorplan which are currently crowded by later office partitioning. The secondary glazing is considered reversible in the life of the listed building and does not involve the loss of the original fabric or the historic appearance of the metal windows. Additional and replacement CCTV and entrance access controls are proposed for all street access points. Details will also be required by condition.

The proposal is considered acceptable as it will not involve loss of historic fabric nor will it harm the significance of the listed building.

No objections have been received prior to making 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.

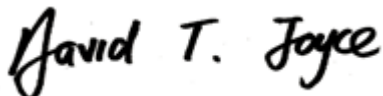
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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.
- 3 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning