

Rolfe Judd Planning Ltd
Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

Application Ref: **2017/2825/L**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

6 September 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:

Installation of 5x air-conditioning units at roof level within acoustic enclosure following removal of existing plant room, extension of slate mansard roof to front elevation including increase in height of parapet walls to both sides, installation of new air conditioning units at all floors including pipe run access routes in association with the change of use from hotel (Class C1) to offices (Class B1).

Drawing Nos: 22581-00; 22581-AE01; 22581-AE02; 22581-AE03; 22581-AE04; 22581-AE05; 22581-AE06; 22581-AE07; 22581-AE08; 22581-AE09; 22581-AP01 rev A; 22581-AP02 rev B; 22581-AP03 rev A; 22581-AP04 rev A; 22581-AP05 rev A; 22581-AP06 rev A; 22581-AP07 rev A; 22581-AP08 rev A; 22581-AP09 rev B; 22581-AP10 rev B; 22581-AP11A; 22581-AP12 Ceiling Section 2 Ground floor; 22581-AP12 Ceiling Section 1 Ground floor; Acoustic Report 23852/PNA1 Rev 1.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

22581-00; 22581-AE01; 22581-AE02; 22581-AE03; 22581-AE04; 22581-AE05; 22581-AE06; 22581-AE07; 22581-AE08; 22581-AE09; 22581-AP01 rev A; 22581-AP02 rev B; 22581-AP03 rev A; 22581-AP04 rev A; 22581-AP05 rev A; 22581-AP06 rev A; 22581-AP07 rev A; 22581-AP08 rev A; 22581-AP09 rev B; 22581-AP10 rev B; 22581-AP11A; 22581-AP12 Ceiling Section 2 Ground floor; 22581-AP12 Ceiling Section 1 Ground floor; 23852/PNA1 Rev 1.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 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) Manufacturer's specification details and samples of the proposed slate at roof level to be submitted to the Local Planning Authority

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The scheme has been subsequently amended and is now considered to address the original issues.

The proposed alterations at the roof level in relation to the parapet wall to extend from the mansard roof, is considered acceptable and raises no concern from a historic building perspective.

In relation to the internal works, the proposed air conditioning units would be wall mounted and the pipework would be concealed within the pre-approved acoustic ceiling void, under listed building consent 2016/0903/L. The reconfiguration of the vertical riser is considered acceptable. There would be no changes at the basement level, as the AC pipes/cables will run within the dropped ceiling as on the 1st to 3rd floors, which are considered acceptable.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal would enhance the special interest of the listed building for the reasons set out above and it is in general accordance with policy D2 (Heritage) of Camden Local Plan 2017. The proposed development also accords with London Plan 2016 and National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

2017/2825/L

David T. Joyce

David Joyce
Director of Regeneration and Planning