

Mr James Penfold  
GVA  
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London  
EC2V 7NQ

Application Ref: **2017/2248/L**  
Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

1 November 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**14 and 15 Southampton Place**  
**London**  
**WC1A 2AJ**

Proposal:

Internal alterations including the formation of new opening between 14 and 15 Southampton Place within the modern rear extension, replacement of existing doors; replacement of modern ceilings and removal of modern partitions at first and second floor levels of existing office buildings (class B1).

Drawing Nos: Site location plan, (648\_PL\_E\_) 01revA and 02revA, 01-ALL-PL - "Typical flooring section details", "Typical door details", "Typical window detail", 01-01-EX-A, 01-01-DEMO-revA, 01-01-GA-A, 01-02-EX-A, 01-02-DEMO-A, 01-02-GA-A, 01-03-EX-A, 01-03-DEMO-A, 01-03-GA-A, 01-04-EX-A, 01-04-DEMO-A, 01-04-GA-A, 01-ROOF-EX, 01-GRD-GA-A, 01-GRD-DEMO-A, 01-GRD-EX-A, 01-LG-GA-A, 01-LG-DEMO-A, 01-LG-EX-A, Heritage Statement revision 1 dated August 2017, Design and Access Statement rev D.

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 D2 of the Camden Local Plan 2017.

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

Site location plan, (648\_PL\_E\_) 01revA and 02revA, 01-ALL-PL - "Typical flooring section details", "Typical door details", "Typical window detail", 01-01-EX-A, 01-01-DEMO-revA, 01-01-GA-A, 01-02-EX-A, 01-02-DEMO-A, 01-02-GA-A, 01-03-EX-A, 01-03-DEMO-A, 01-03-GA-A, 01-04-EX-A, 01-04-DEMO-A, 01-04-GA-A, 01-ROOF-EX, 01-GRD-GA-A, 01-GRD-DEMO-A, 01-GRD-EX-A, 01-LG-GA-A, 01-LG-DEMO-A, 01-LG-EX-A,  
Heritage Statement revision 1 dated August 2017, Design and Access Statement rev D.

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 Where any original joinery including windows and doors need to be replaced, detailed drawings shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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.

- 5 All original fireplaces and hearths should be retained and protected during works in particular the hearth stone at first floor level in number 15 Southampton Place.

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 consent:

The application seeks permission for internal alterations to these grade II\* listed buildings. The proposed works include replacing modern fire doors, installing new floor finishes, removing modern partitions at 1st and 2nd floor levels of number 15 Southampton Place, refurbishing the lift and w/c's and removing the modern ceiling at lower ground and ground floor levels and opening up the rear area between the two buildings at ground floor level.

The initial application proposed external changes to the rear door and windows and works to number 22 Southampton Place which have all now been removed from the proposals. As the removal of partitions at ground floor level is located within the modern part of the building it does not affect the historic plan form or any historic fabric and it is not considered to cause harm to the building's special interest. The proposed other works would not cause undue harm to historic fabric within the buildings. Conditions are recommended to ensure that the existing fireplaces and hearths are suitably protected during the works.

Historic England was consulted and a response was received with concerns about the impact of the proposals on the significance of the buildings. Following submission of the revised drawings (specifically relating to the external works which have been removed from the scheme) a further response was received on 26/09/2017 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 planning history of the site and surrounding area were taken into account when coming to this decision.

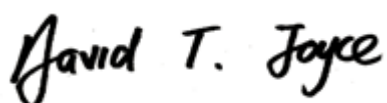
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce

Director of Regeneration and Planning