

Mr Joe Bradley
Buchanan Hartley Architects
Fourth Floor
13 Grosvenor Gardens
LONDON
SW1W 0BD

Application Ref: **2017/2318/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

24 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
77-79 Gower Street
LONDON
WC1E 6HJ

Proposal:

A refurbishment and modernization of the existing Arran House Hotel.

Drawing Nos: BHA Drawing 0621 L(EX) series ((exist all drawings)), BHA Drawing 0621 L(DE) series ((demo all drawings)), BHA Drawing 0621 L(--) series ((propo all drawings)), 0621 170712 BHA document (DAS rev C) ((D&A)), BHA Drawing 0621 SK series ((propo en suite details)), CGMS Document (heritage statement draft) (small file) ((heritage statement)), Ducted Brochure ((top of p8 only for internal bulkhead system))

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 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.

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

BHA Drawing 0621 L(EX) series ((exist all drawings)),
BHA Drawing 0621 L(DE) series ((demo all drawings)),
BHA Drawing 0621 L(--) series ((propo all drawings)),
0621 170712 BHA document (DAS rev C) ((D&A)),
BHA Drawing 0621 SK series ((propo en suite details)),
CGMS Document (heritage statement draft) (small file) ((heritage statement))
Ducted Brochure ((top of p8 only for internal bulkhead system))

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
 - a) any lime plaster disturbed during works shall be replaced with lime plaster.
 - b) samples to be provided on site of proposed garden surfaces, and approved in writing before installation.
 - c) no air-handling apparatus is consented other than units concealed within the en suites. While it is understood that this equipment will be serviced with small pipes using the same risers as the SVPs, full details of this servicing are required, to be approved in writing before installation.
 - d) notwithstanding drawing L(--)002G and the design and access statement, no heat rejection units are consented in the light wells.

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 The site is a pair of grade-II-listed townhouses of 1787, connected to form a hotel. A large amount of historic detail remains in situ, including fireplaces, tiled floors, staircases, cornices and skirting boards.

Many of the rooms have been unsympathetically subdivided into a warren of narrow bedrooms equipped with small en-suite bathrooms.

The applicant wishes to upgrade the hotel, by enlarging the basement dining room and reorganising the partitions and en-suite bathrooms throughout.

Overall, the changes are at least no worse than the current condition, while in many cases the new layout will reinstate or allow a better understanding of the original plan.

A lateral breakthrough in the party wall at ground floor level is necessary for the efficient management of the hotel, but seven other such breakthroughs in spine and party walls are being filled in elsewhere. The breakthrough will have a jib door.

All historic details have been itemised on the drawings and will be retained. The new bathrooms will be designed in such a way that they do not reach the ceiling, so allowing appreciation of the rooms' original form, and do not interfere with windows. A cooling system is proposed but this will take the form of units concealed within the en suite units. Servicing is to be agreed by condition and no external units are consented.

Additional proposals for a basement extension with roof lights in the back garden have been dropped.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

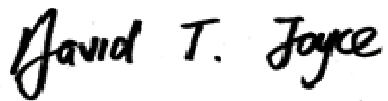
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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 initial 'D'.

David Joyce
Director of Regeneration and Planning