

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

Application Ref: **2016/0903/L**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

13 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 Birkenhead Street
London
WC1H 8BA

Proposal: Internal alterations including alterations to fenestration and doors in association with the change of use from hotel (Class C1) to offices (Class B1).

Drawing Nos: OS Extract, 22581-01, 22581-02, 22581-03, 22581-03, 22581-04, 22581-05, 22581-06, 22581-07, 22581-P01, 22581-P02, 22581-P03, 22581-P04, 22581-P05, 22581-P06, 22581-P07, 22581-P08, 22581-P09 revA, 22581-P011, 22581-P012, 22581-P13 revA and 22581-P14.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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 original 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 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.

Informatives:

- 1 Reason for granting listed building consent

The proposal seeks to replace unsympathetic alterations to the existing building. The layout to the principal floors sees the existing partition and bathrooms removed to reinstate the original plan form (ground and first floors). The basement layout would not harm the special interest of this building. The proposal at second floor level retains a partition to the room but removes the existing non original partitions. The proposal would retain original ceiling and any sound/fire proofing will be done from above. As such, the second floor proposal along with the removal of the partition to ground and first floors would result in an overall improvement to the historic layout.

The spine wall has been largely removed from the building due to previous alterations and as such its rationalisation or any necessary structural works in the line of the spine wall would not cause harm in this instance. The doors to be reinstated would be more appropriate panelled doors and the external windows would be replaced with scholarly detailed double hung sash windows.

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

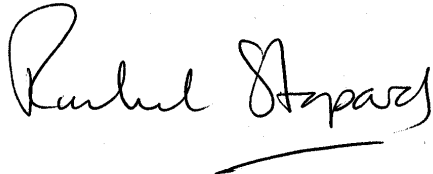
As such, the proposed details are in general accordance with policies CS5, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1, 6.9, 7.4 and 7.6 of London Plan March 2015,

consolidated with alterations since 2011; and paragraphs 14, 17, 29-30, 35 and 56-66 of the National Planning Policy Framework.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment