

Application ref: 2018/5733/L
Contact: Laura Hazelton
Tel: 020 7974 1017
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Summit House
12 Red Lion Square
London
WC1R 4QH

Proposal: External alterations to create new lightwell to front, installation of 3 x air condenser units at roof level, and new amenity space. Internal alterations to create new stairwell, revised office floor plans and minor changes to fixtures and fittings.

Drawing Nos: SUM_S-01 rev P1, SUM_EX-00 rev P1, SUM_EX-01 rev P1, SUM_EX-02 rev P1, SUM_EX-03 rev P1, SUM_EX-04 rev P1, SUM_EX-05 rev P1, SUM_EX-B1 rev P1, SUM_EX-10 rev P1, SUM_EX-11 rev P1, SUM_EX-20 rev P1, SUM_EX-21 rev P1, SUM_ES-01 rev P1, SUM_ES-02 rev P1, SUM_ES-03 rev P1, SUM_ES-10 rev P1, SUM_ES-15 rev P1, SUM_ES-20 rev P1, SUM_ES-21 rev P1, SUM_EE-01 rev P1, SUM_EE-02 rev P1, SUM_EE-03 rev P1, SUM_EE-04 rev P1, SUM_EE-10 rev P1, SUM_EE-11 rev P1, SUM_EE-12 rev P1, SUM_EE-13 rev P1, SUM_EE-14 rev P1.

SUM_DE-00 rev P2, SUM_DE-01 rev P1, SUM_DE-02 rev P1, SUM_DE-03 rev P1, SUM_DE-04 rev P1, SUM_DE-05 rev P1, SUM_DE-B1 rev P2.

SUM_PL-00 rev P2, SUM_PL-01 rev P1, SUM_PL-02 rev P1, SUM_PL-03 rev P1, SUM_PL-04 rev P1, SUM_PL-05 rev P3, SUM_PL-B1 rev P2, SUM_PL-10 rev P1, SUM_PL-11 rev P1, SUM_PL-15 rev P1, SUM_PL-101 rev P3, SUM_PL-102 rev P1, SUM_PL-103 rev P1, SUM_PL-110 rev P1, SUM_PL-115 rev P1, SUM_PL-201 rev

P1, SUM_PL-202 rev P1, SUM_PL-203 rev P1, SUM_PL-204 rev P2, SUM_PL-210 rev P1, SUM_PL-211 rev P1, SUM_PL-212 rev P1, SUM_PL-213 rev P1, SUM_PL-214 rev P1, SUM_PL-301 rev P1, SUM_SK-200 rev P1, SUM_SK-201 rev P1.

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: SUM_S-01 rev P1, SUM_EX-00 rev P1, SUM_EX-01 rev P1, SUM_EX-02 rev P1, SUM_EX-03 rev P1, SUM_EX-04 rev P1, SUM_EX-05 rev P1, SUM_EX-B1 rev P1, SUM_EX-10 rev P1, SUM_EX-11 rev P1, SUM_EX-20 rev P1, SUM_EX-21 rev P1, SUM_ES-01 rev P1, SUM_ES-02 rev P1, SUM_ES-03 rev P1, SUM_ES-10 rev P1, SUM_ES-15 rev P1, SUM_ES-20 rev P1, SUM_ES-21 rev P1, SUM_EE-01 rev P1, SUM_EE-02 rev P1, SUM_EE-03 rev P1, SUM_EE-04 rev P1, SUM_EE-10 rev P1, SUM_EE-11 rev P1, SUM_EE-12 rev P1, SUM_EE-13 rev P1, SUM_EE-14 rev P1.

SUM_DE-00 rev P2, SUM_DE-01 rev P1, SUM_DE-02 rev P1, SUM_DE-03 rev P1, SUM_DE-04 rev P1, SUM_DE-05 rev P1, SUM_DE-B1 rev P2.

SUM_PL-00 rev P2, SUM_PL-01 rev P1, SUM_PL-02 rev P1, SUM_PL-03 rev P1, SUM_PL-04 rev P1, SUM_PL-05 rev P3, SUM_PL-B1 rev P2, SUM_PL-10 rev P1, SUM_PL-11 rev P1, SUM_PL-15 rev P1, SUM_PL-101 rev P3, SUM_PL-102 rev P1, SUM_PL-103 rev P1, SUM_PL-110 rev P1, SUM_PL-115 rev P1, SUM_PL-201 rev P1, SUM_PL-202 rev P1, SUM_PL-203 rev P1, SUM_PL-204 rev P2, SUM_PL-210 rev P1, SUM_PL-211 rev P1, SUM_PL-212 rev P1, SUM_PL-213 rev P1, SUM_PL-214 rev P1, SUM_PL-301 rev P1, SUM_SK-200 rev P1, SUM_SK-201 rev P1.

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.

Informative(s):

1 Reasons for granting listed building consent:

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.

Planning permission and listed building consent were previously granted for the updating of the services and interior and the removal of virtually all of the later internal partitions and room dividers. These elements had no historic or architectural significance and their removal was not considered to harm the special interest of the interior. The original steel framework of the building was not changed by the proposed works. As such, there is limited historic fabric or plan form remaining. The proposed alterations including the installation of a new staircase between ground and lower ground floor level and changes to the floor layouts would have no greater impact on the current non-original interior of the building.

Externally, the proposed opening up of the existing covered lightwell to the front façade facing Red Lion Square would involve the removal of non-original fabric and pavement lights. The existing boundary wall and railings surrounding this space would remain as existing, and as such, there would be limited impact on the appearance of the building or streetscene.

At fourth floor level, a small area of roof to the south east corner measuring 30sqm would be converted to outside amenity space. It would be located at the same level as an existing larger terrace to the south west corner and would feature the same timber decking. New balustrading would be installed to match the material and design of the existing but ensure compliance with building regulations. It would only be marginally higher than existing and set behind the parapet, and would thus have minimal impact on the appearance of the building and would not cause harm to its special architectural character.

The proposals are considered acceptable and would not involve loss of historic fabric nor would they harm the significance of the listed building. The Council's Conservation Officer has assessed the proposals and confirmed they are acceptable.

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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London

Plan 2016 and the National Planning Policy Framework 2018.

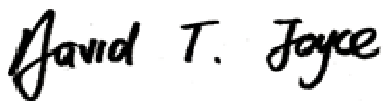
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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