

Application ref: 2019/0224/L  
Contact: Nora-Andreea Constantinescu  
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Date: 4 March 2019

**Development Management**  
Regeneration and Planning  
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Rolfe Judd Planning Ltd  
Old Church Court  
Claylands Road  
The Oval  
London  
SW8 1NZ

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: 22581-00; 22581-01; 22581-02; 22581-03; 22581-04; 22581-05; 22581-06; 22581-07; 22581-P01 revA; 22581-P02 revD; 22581-P03 revC; 22581-P04 revB; 22581-P05 revA; 22581-P09 revB; 22581-P10 revB; 22581-P11; 22581-P13 revA; 22581-P14; 22581-P15; Cover letter dated 29 November 2018.

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; 22581-01; 22581-02; 22581-03; 22581-04; 22581-05; 22581-06; 22581-07; 22581-P01 revA; 22581-P02 revD; 22581-P03 revC; 22581-P04 revB; 22581-P05 revA; 22581-P09 revB; 22581-P10 revB; 22581-P11; 22581-P13 revA; 22581-P14; 22581-P15; Cover letter dated 29 November 2018.

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 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 D2 of London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting listed building consent:

Previous planning permission has been granted on 13/04/2016 for "Change of use from hotel (Class C1) to offices (Class B1) including alterations to fenestration and doors" under planning application ref no 2015/6470/P and listed building consent ref no 2016/0903/L dated 13/04/2016. A subsequent listed building consent application was submitted and approved on 30/11/2018, ref no. 2016/5926/L.

The initial planning permission for change of use has expired, thus the current submission to renew this permission and consolidate the previous Listed Building Consents.

The current submission includes the same proposed alterations as under listed building consent ref no 2016/5926/L. The proposed layout would remove the unsympathetic subdivision partitions and bathroom associated with the former hotel use and reinstate, where possible, the historic layout allowing a greater appreciation of the original room proportions.

No objections have been received prior to the determination of the application. The planning history of the site has been taken into account prior to making this decision.

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 development is in general accordance with policy D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

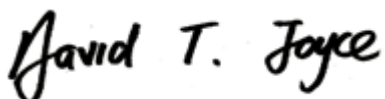
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 2019.

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