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**Conservation Area Advisory Committee**

Advisory Committee

Application ref 2019/6330/P

Address 89 Plender Street London NW1 0JN

Planning Officer Ben Farrant

Comments by 08 Mar 2020

Proposal Variation of condition 2 (approved plans) of planning permission 2016/6490/P dated 31/10/2019 for: "Change of use at upper floors to a 39 room hotel (Class C1). Internal alterations to existing place of worship (Class D1); Change of use of lower ground student accommodation (Class C2) to provide replacement worship space (Class D1) and associated community and ancillary hotel space; Shared entrance at upper ground floor level; Associated roof extension and alterations to main facade, side entrances and windows" namely to: Omit a 600mm gap between existing facade and hotel guest rooms.

Comment Yes

Observations This variation is acceptable in principle, as long as the proposed replacement windows faithfully follow both the pattern and slim sight-lines of the current steel-framed glazing, retaining any plain narrow coloured glass where it is extant. Putty or silicone should be used to fix the glass (as opposed to metal beading) to ensure that the new frames are appropriate to the existing facade.

The loss of the two stained glass panels on the side elevation is regrettable - this was not well documented in the previous application and had it been more visible we would have objected to it.

We assume that the basement timber sash windows will be retained and refurbished in situ.

In omitting the gap between the facades and extending the hotel bedroom floors we ask for confirmation that the overall size of the hotel use will not be greater than 1000 sq m, otherwise it will not be in conformity with policy E3 and we

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would object strongly to this variation if that were the case.

**Documents attached**

No details entered

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