

Application ref: 2023/0668/L
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 31 May 2023

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

ZRP architects
26 Exmouth Market
London
EC1R 4QE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**168 North Gower Street
London
NW1 2ND**

Proposal:

Erection of a ground floor rear extension with roof terrace above, erection of a first floor rear infill extension and various minor internal alterations.

Drawing Nos: Design & Access, Planning and Heritage Statement; Location Plan; Site Plan; S_100; S_200; S_300; P_100_01; P_200_01; P_300_01.

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: Design & Access, Planning and Heritage Statement; Location Plan; Site Plan; S_100; S_200; S_300; P_100_01; P_200_01; P_300_01.

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 consent-

This application relates to a five storey, mid-terrace Grade II listed townhouse on the eastern side of North Gower Street.

The proposed rear extensions are intended to increase the space available to the the HMO at ground and first floor levels, and in the case of the ground floor unit, create an additional bedroom. This would entail changes to the internal floorplans, including the relocation of the toilet facilities in the ground floor unit and the enlargement of the kitchen and relocation of the toilet facilities in the first floor unit. The alterations to the rear are reasonably substantial. However it is considered that the building's significance arises more from its townscape contribution, internal plan form and value as an early 19th century townhouse. The rear elevation is a very visually enclosed part of the site, and there have already been a number of non-original additions, so the proposed extensions would not be causing harm to any original features. Due to the siting and design of the extensions, the impact on the host property would be negligible and there would be no harm to the special interest of this listed building.

The proposed rear extension would use matching stock brickwork and timber framed doors to integrate with the host building and neighbouring properties, and the materials would be considered to preserve the character, appearance and special interest of the host listed building.

The original proposal involved extending the ground floor kitchen into the front bedroom; however this was revised following comments from Camden's Conservation Officer. The plan form of the ground floor front room and the cellular division of the rooms is part of the significance of the listed building, so altering this would cause harm to the building. Similarly, part of the original rear wall of the building (now located internally) was originally proposed to be demolished at first floor level, but this was amended to retain this wall and preserve the plan form. Given that the plan form, fabric, and original cellular division of the rooms of the building are preserved by the changes, the proposal is not considered to be harmful to the special interest of the host listed building, so is acceptable.

The internal works would result in rooms that all have a good level of outlook and daylight. The bedrooms, toilets, and kitchens would all be appropriately sized for the number of occupants and would fulfil HMO minimum standards.

Overall, the alterations and extensions to the property would preserve the character, appearance and special interest of the listed building and the setting of the adjoining listed buildings.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, 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 the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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.

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 2021.

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 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer