

Application ref: 2023/4237/L  
Contact: Jessica McDonnell-Buwalda  
Tel: 020 7974 3844  
Email: Jessica.McDonnell-Buwalda@camden.gov.uk  
Date: 3 November 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Paul Marks  
183-185C North Gower Street  
London  
NW12NJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat C**

**183-185 North Gower Street**

**London**

**Camden**

**NW1 2NJ**

Proposal:

Partially retrospective consent for the removal of an internal partition wall and kitchen joinery.

Drawing Nos: 183-185 North Gower Street\_Heritage Statement; Flat C 183-185 North Gower Street\_Structural Alteration Report\_Updated 25.10.23; Flat C 183-185 North Gower Street\_Floor Plan

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:

183-185 North Gower Street\_Heritage Statement; Flat C 183-185 North Gower Street\_Structural Alteration Report\_Updated 25.10.23; Flat C 183-185 North Gower Street\_Floor Plan

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 The application building 183-185 North Gower Street is located in a terrace of five houses that are listed as Grade II on the National Heritage List for England (No. 1322073). The four-story terrace with basements is constructed in yellow stock brick with rusticated stucco ground floors. The subject building at No. 183-185 was originally two townhouses that were combined and converted into Council owned flats in the late 20th century.

The subject works concern the removal of an internal partition wall between the front rooms, and kitchen joinery. The application is partially retrospective to address an Enforcement case (EN23/0781) where it was notified that alterations to the wall had been initiated without Listed Building approval.

The subject wall and kitchen joinery proposed for removal are not historic fabric, and date from when the building was converted into flats. Removal of the partition wall will reinstate the front room to its original dimensions and is considered a heritage benefit. The proposed works are therefore considered not to harm the architectural or historic significance of this Grade II listed building and can be supported from a heritage perspective.

- 2 The site's planning history has been taken into account when 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope  
Chief Planning Officer