

Application ref: 2024/0028/L
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Savills
33 Margaret Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Flat 1
188 North Gower Street
London
Camden
NW1 2NB

Proposal:

Retrospective application for infilling of opening in wall on ground floor.

Drawing Nos: Site location plan (Planning Portal Reference: PP-12672886v1); 188

NGS Flat 1: GF Flat EC 2016 Rev 0; 188 NGS Flat 1: GF Flat CC 2023 Rev 0;

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan (Planning Portal Reference: PP-12672886v1); 188 NGS Flat 1: GF Flat EC 2016 Rev 0; 188 NGS Flat 1: GF Flat CC 2023 Rev 0;

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.

- 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The application building is a grade II listed building, dating from the early nineteenth century. It is one of a terrace of three town houses, four storeys in height above a basement.

The building's special interest is partly derived from its front façade due to its architecture, façade hierarchy and its contribution to the wider terrace and townscape. The interior is also of special interest due to the plan form and architectural features which demonstrate domestic living from the Georgian era.

Retrospective consent is sought for the blocking up of an opening on the ground floor level between the front and rear rooms. There is limited information regarding whether this opening is of any historic interest. Generally, openings between front and rear rooms are not original features and are much later alterations as the building has been adapted.

An inspection of the wall shows that it was been infilled with flush plasterwork but the door architrave has been retained. An inspection of this showed it was a similar profile to that found on other doors in the building, however it's likely that it was a later alteration, rather than original fabric.

The works, as implemented, have reinstated the likely original plan form of the two rooms, whilst retaining the legibility of an historic alteration of limited value. Based on the information available, it is highly likely that no historic fabric of note has been lost as a result of the works.

The special interest of the listed building has therefore been preserved.

As the works are internal to a grade II listed building, no public consultation was required. No comments have been received for this application from either the public or local groups.

The site's planning history was taken into account when arriving at 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 policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer