

Application ref: 2024/0947/L
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Montagu Evans
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Gower Street
London
Camden
WC1E 6HA**

Proposal:

The proposals are for the creation of a doorway in the party wall between 3 and 5 Gower Street to facilitate access between the two properties at basement level.

Drawing Nos: Design and Access Statement; Schedule of Works / Method Statement for: New door opening between 3-5 Gower Street, London, WC1E 6HA; Location and Block Plan; Heritage Impact Assessment; EXISTING LOWER GROUND FLOOR PLAN & ELEVATIONS; PROPOSED LGF PLAN & ELEVATIONS (OPTION 1).

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:

Design and Access Statement; Schedule of Works / Method Statement for: New door opening between 3-5 Gower Street, London, WC1E 6HA; Location and Block Plan; Heritage Impact Assessment; EXISTING LOWER GROUND FLOOR PLAN & ELEVATIONS; PROPOSED LGF PLAN & ELEVATIONS (OPTION 1).

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 Reasons for granting listed building consent (delegated):

Nos. 3 and 5 Gower Street form part of a terrace of 8 houses, built c1780, listed Grade II. The properties are located within sub-area 5 of Bloomsbury Conservation Area, to which they contribute significantly.

Both buildings function as co-working office spaces.

The proposal is for the creation of a lateral passageway via the rear lightwell to the rear of No.3 Gower Street. Although the lightwell is outside the main accommodation it is still part of the listed building and contributes to the significance of the house.

Negotiation has resulted in minor changes to the original proposal.

This proposal involves minor alterations at lower ground floor level to No.3 - the removal of a modern cupboard to create an entrance into the rear lightwell - and the formation of a doorway below a relieving arch from No.5 into the same rear lightwell, with associated changes.

Given the nature of the intervention this proposal is considered to have a neutral impact on the architectural significance of this Grade II listed building. The works are internal and therefore they have no impact on the contribution the houses make to the character and appearance of the conservation area, and there is no requirement to advertise or consult on the application.

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 2021 and the National Planning Policy Framework.

- 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