

Application ref: 2024/1264/P
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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

Savills
33 Margaret street
London
W1G 0JD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**69 Gower Street
London
WC1E 6HJ**

Proposal:

Erection of a single storey rear extension and general refurbishment of the property.

Drawing Nos:

Existing plans: A-025-001 P1; A-025-099 P1; A-025-100 P1; A-025-101 P1; A-025-102 P1; A-025-103 P1; A-025-200 P0; A-025-201 P0; A-025-300 P0.

Demolition and proposed plans: A-050-099 P1; A-050-100 P1; A-050-101 P1; A-050-102 P1; A-050-103 P1; A-100-099 P2; A-100-100 P2; A-100-101 P2; A-100-102 P2; A-100-103 P2; A-100-200 P0; A-100-200 P0; A-100-300 P0.

Supporting documents: Cover Letter (prepared by Savills, dated 28/03/2024); Design and Access Statement (prepared by Studio Moren, dated April 2024); Planning Statement (prepared by Savills, dated March 2024); Arboricultural Impact Assessment (prepared by GHU Trees, dated 11/03/2024); Arboricultural Impact Assessment Tree Plan; Fire Safety Statement (prepared by mu.studio, dated 30/04/2024).

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

A-025-001 P1; A-025-099 P1; A-025-100 P1; A-025-101 P1; A-025-102 P1; A-025-103 P1; A-025-200 P0; A-025-201 P0; A-025-300 P0; A-050-099 P1; A-050-100 P1; A-050-101 P1; A-050-102 P1; A-050-103 P1; A-100-099 P2; A-100-100 P2; A-100-101 P2; A-100-102 P2; A-100-103 P2; A-100-200 P0; A-100-200 P0; A-100-300 P0; Design and Access Statement (prepared by Studio Moren, dated April 2024); Arboricultural Impact Assessment (prepared by GHU Trees, dated 11/03/2024); Arboricultural Impact Assessment Tree Plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled Tree survey and arboricultural impact assessment ref: GHA/DS/888160:24 by GHA Trees arboricultural consultancy dated 11th March 2024. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Details should include one replacement tree of a suitable species to eventually replace the bay tree planted in a suitable position towards the rear of the property. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to the occupation of the development hereby permitted, the window to the rear extension facing the rear elevation of the host building, as labelled on drawing 'A-100-100 P2', shall be fitted with obscure glass and be non-opening, and the window shall be retained as such for the duration of the development.

Reason: To prevent unreasonable overlooking of neighbouring premises in accordance with Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application involves the erection of a single storey rear extension that would provide an additional front-of-house area serving the hotel that occupies the building. The building itself is an 18th century terraced house that is in use as a hotel (and has been since the late 19th century), and there would also be a number of internal alterations that are covered in an associated listed building consent application, reference 2024/1614/L.

The proposed rear extension would have an approximate depth of 5.1m, width of 5.7m, and height of 3.4m, with an estimated internal floorspace of around 25sqm. The extension would not be full width, but would be wider than the closet wing that it projects beyond. It would be primarily constructed of stock brick to match the existing building, with contemporary glazing to the front and rear of the extension. There would also be a small, glazed link extension separating the rear elevation of the closet wing from the extension. The extension would therefore appear as a separate addition to the host building which, when combined with the more contemporary design, would mark a clear distinction. In terms of mass and bulk, the extension would appear as subordinate to the main building, and would not result in an overly dominant addition. It would also be appropriately sized so as to retain a reasonable amount of garden space. The modest height of the structure and the inclusion

of the green roof would help soften the visual impact of the extension. In terms of design, scale, siting, and materiality, the proposed extension is considered acceptable and would not result in undue harm to the significance of the listed building, nor the conservation area to which the building makes a positive contribution.

Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The modest scale and massing of the proposed extension would be such that it would not be considered to result in significant loss of light or an overbearing impact on neighbouring occupiers. There would also be no additional opportunities for overlooking into neighbouring habitable rooms; the extension's glazing facing the rear elevation of the building would be obscure glazed to prevent overlooking, which is secured by condition. As such, the proposal is acceptable in terms of amenity.

An arboricultural impact assessment has been submitted as part of the application, which demonstrates that one bay tree is proposed to be removed as part of the development, alongside some small trees and shrubs to the rear. The bay tree already has consent to be removed (ref.2020/0055/T) and the other trees to be removed are category C. The proposal has been reviewed by the Council's Trees officer, who has confirmed that the proposal is acceptable, subject to conditions to protect existing trees and seek further details of landscaping, which are secured as part of this decision.

One objection was received prior to making this decision, which related mainly to the loss of trees in the gardens of properties along Gower Street and the design of the rear extension, which is considered by the objector to be out-of-keeping and too modern. As noted above, the bay tree to be removed has already been granted consent for removal, and could therefore be removed regardless of this permission. Additionally, as noted by the Trees officer, the proposal would be acceptable in terms of biodiversity, and conditions have been added to ensure protection of retained trees (as the objector suggests). With regards to the extension design, although it is more modern in appearance, it is considered that this is acceptable given it is a clear addition to the building (rather than including replacement of original features), and it would be seen to be subservient to the host property. Given it would not negatively impact the significance of the building, it would be considered acceptable.

The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, A2, A3, D1, and 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 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 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) 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer