

Application ref: 2024/1614/L
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Savills
33 Margaret street
London
W1G 0JD
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**69 Gower Street
London
WC1E 6HJ**

Proposal:

Erection of a single storey rear extension and general refurbishment of the property including internal alterations to reconfigure the hotel.

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 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:

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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of 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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

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, as well as a number of internal alterations to facilitate the hotel use. The building itself is an 18th century terraced house that is in use as a hotel (and has been since the late 19th century). There is an associated application for full planning permission under reference 2024/1264/P.

The proposed extension would be located to the rear of the building and 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. It would be subordinate to the main house and would not result in an overly dominant

addition. It would not result in the loss of any historic fabric, and due to the design, scale, siting, and materiality, would be considered an appropriate addition that 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.

With regards to the internal works, the alterations are predominantly limited to the rearrangement of modern additions, including partition walls. At ground level, the front room has been returned to a single room through the removal of a subdividing wall, which would be a heritage benefit. Although most other original rooms remain subdivided to some degree, it is understood that the nature of the hotel use makes any return to original planform difficult. Regardless, there is not considered to be any undue harm to the significance of the listed building resulting from the works, and as such they are considered acceptable.

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.

One objection has been received prior to making decision, which is detailed in the decision notice for the associated application (2024/1264/P), as it relates more to planning issues. In summary, this concerns the loss of trees and the design of the rear extension. The main tree to be removed has already been granted consent for removal and the rear extension is admittedly more modern in appearance, but is clearly designed to read as a contemporary addition to the building, rather than seeking to integrate into it or replace any original features. It would be considered subservient to the host property and would not negatively impact the significance of the building, so is 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 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 2023.

- 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', written in a cursive style.

Daniel Pope
Chief Planning Officer