

Application ref: 2024/2652/L  
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Date: 13 August 2024

**Development Management**  
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The Heritage Practice Ltd.  
10 Bloomsbury Way  
London  
London  
WC1A 2SL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**55 Gower Street**  
**London**  
**Camden**  
**WC1E 6HJ**

Proposal:

Internal works including new partitions to existing office

Drawing Nos: E00L, P10L, E00G, P10G, E001, P101, E002, P102, E003, P103,  
location plan, heritage appraisal

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:

E00L, P10L, E00G, P10G, E001, P101, E002, P102, E003, P103, location plan, heritage appraisal

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 site is a grade-II-listed townhouse of 1786 that makes a positive contribution to the Bloomsbury Conservation Area.

The applicant wishes to make partition changes.

The heritage statement indicates that the interior has been altered in the past before being returned to an historically correct plan form in 2018. Specifically, the ground-floor spine wall is known to be entirely modern fabric, having been re-sited further back in the plan in the 1960s and 1970s

At ground- and first-floor levels, large openings in the spine wall are to be infilled. It cannot be known whether or not these large openings existed historically before the 1960s/70s works. However, it is proposed to block them while leaving the surrounding architraves, meaning that the works can be easily understood and reversed by future users.

On the second and third floors, it is unlikely that the current open-plan form would have existed, and it is proposed to infill the openings without trace.

Additionally on these two floors, it is proposed to subdivide the front rooms. This is a common historical feature on secondary upper floors so is acceptable. It is necessary to insert lobbies to allow independent access to each front room but this is not considered harmful at this location. The new walls will not be adorned with cornices, so the works will be differentiated and therefore reversible.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

As internal works to a grade-II-listed building, there is no requirement to publicise the application.

The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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. The proposed development also accords with the London Plan 2021.

- 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