

Application ref: 2024/4894/L  
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Date: 26 February 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Dennis Soloman  
5 Pancras Square  
London  
NC1 4AG

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat A**  
**183-185 North Gower Street**  
**London**  
**NW1 2NJ**

Proposal:

Removal of existing vent through window at second floor front elevation, reinstatement of glass, and new active vent on the side (south-eastern) elevation. Removal of existing passive vent above bathroom window in rear elevation and replacement with active vent.

Drawing Nos: Design and Access/Heritage Statement, 3st October 2024;  
JGPS/NGS/183/001; JGPS/NGS/183/100; JGPS/NGS/183/200; JGPS/NGS/183/201;  
JGPS/NGS/183/300, Rev A; JGPS/NGS/183/301; JGPS/NGS/183/302, Rev A; Photos  
page 1; Photos page 2; Photos page 3; Photos page 4.

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/Heritage Statement, 3rd October 2024;  
JGPS/NGS/183/001; JGPS/NGS/183/100; JGPS/NGS/183/200;  
JGPS/NGS/183/201; JGPS/NGS/183/300, Rev A; JGPS/NGS/183/301;  
JGPS/NGS/183/302, Rev A; Photos page 1; Photos page 2; Photos page 3;  
Photos page 4.

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 consent:

The application site comprises a four storied building located on the corner of North Gower Street and Tolmer's Square. The subject building is Grade II listed, however it is not within a conservation area. This application relates to a second floor flat.

The applicant is seeking permission for the removal of an existing vent and replacement with new vent on both the south-eastern and rear building elevations. The proposed vents will be in the form of metal grills painted black to match the existing metal grills. The proposed materials are considered appropriate in this context. Overall, the proposed changes are minor in nature and are considered acceptable in design and heritage terms. Not historic fabric would be harmed and the proposals would not detract from the overall appearance of the building.

The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its special interest.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

- 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.
- 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](http://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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer