

Application ref: 2025/1399/L  
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87 Notting Hill Gate  
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W11 3JZ

Dear Sir/Madam

## **ECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**202 North Gower Street**  
**London**  
**NW1 2LY**

Proposal: Erection of single storey ground floor rear extension with lantern rooflight and replacement of existing rear elevation windows to timber sash windows

Drawing Nos: Site Location Plan 7477/PL/01, 7477/PL/02, 7477/PL/03, 7477/PL/04, 7477/PL/05, 7477/PL/06, 7477/PL/07, 7477/PL/08, 7477/PL/09, 7477/PL/10, 7477/PL/11, 7477/PL/12, 7477/PL/13, Design and Access Statement, Heritage Statement, Fire Strategy.

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:

Site Location Plan 7477/PL/01, 7477/PL/02, 7477/PL/03, 7477/PL/04, 7477/PL/05, 7477/PL/06, 7477/PL/07, 7477/PL/08, 7477/PL/09, 7477/PL/10, 7477/PL/11, 7477/PL/12, 7477/PL/13, Design and Access Statement, Heritage Statement, Fire Strategy.

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.

- 4 The windows hereby approved shall be carried out in accordance with the details as shown on drawing 7477/PL/13.

To safeguard the appearance of the listed building in accordance with policy D2 of the London Borough of Camden 2017.

Informative(s):

- 1 Reasons for granting consent:

The proposal involves the erection of a part width single storey rear extension at ground floor level and the installation of new timber sash windows to the rear elevation. It is noted that the proposal is similar in scale and nature to the works previously approved under application ref. 2018/4441/L dated 27/12/2018 which has since expired. The application site is Grade II listed.

Usually, it would be expected that any rear extension follow the established pattern of closet-wing-type extensions already existing along the listed terrace of which the application site is a part, where the new room springs from the stair compartment, rather than landlocking the ground-floor-rear room. However, in this instance, the original arrangement has been significantly compromised by the construction of infill buildings in Starcross Street, occupying the site's garden. The planning history of the site is also noted, and as such, the proposal in this specific instance is acceptable. The extension would be set back from the neighbour at no. 204 so as not to completely infill the rear open space. The extension would be constructed with stock brick to match the existing and the installation of timber sash windows is a heritage benefit when compared to the existing windows on the rear elevation. The use of double glazing is considered acceptable in this specific instance given the existing rear elevation windows are non-original casement windows.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic 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 general 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer