

Mr Jonathan Coleflax  
Lewis and Hickey Limited  
11 Hazlemount House  
Gregory Boulevard  
Nottingham  
Nottinghamshire  
England  
NG7 6LB

Application Ref: **2012/1017/L**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

24 April 2012

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent Granted**

Address:  
**101 - 105 Gower Street**  
**London**  
**WC1E 6DP**

#### **Proposal:**

Internal alterations at lower ground, ground, and first to fourth floor including modification to partitioning and installation of new fittings.

Drawing Nos: Site Location Plan; Heritage Statement by Mansion Group dated 01/02/2012; Existing Plans Rev A dated 11/04/2012; Demolition Plans Rev B dated 11/04/2012; Proposed plans including furniture Rev H dated 11/04/2012; Apartment 03 Bedroom - Plan dated 11/04/2012; SKME001-P1; SKME002-P1; SKME003-P1; SKME004-P1; SKME005-P1; SKME006-P1; SKE001-P1; SKE002-P1; SKE003-P1; SKE004-P1; SKE005-P1; Mechanical & Electrical Services scope of works ref: 7/3741/AR/PWK dated 08/02/2012.

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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies..

- 3 Details of all service runs, drainage, mechanical extraction and ventilation equipment, flues and external pipework shall be submitted to and approved by the Council. The development shall be carried out in accordance with the approval details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 4 You are advised that the premises should continue to operate within its lawful use as a hostel in accordance with planning permission ref: 9501514R3 granted on 09/05/1996.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.

**Disclaimer**

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