

Jacqui Allen
TFT
65 Woodbridge Road
Guildford
GU1 4RD

Application Ref: **2016/3439/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

17 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Gower Street
London
WC1E 6HA

Proposal:

Installation of 1 x AC unit to rear lightwell within the existing boiler house; replacement internal air conditioning system; renewal of kitchenette; installation of new WCs and shower room to basement; removal of internal partition and door to 3rd floor landing; replacement secondary glazing; and various internal refurbishments.

Drawing Nos: LP01, LP02, E01 A, E02, E03, EP01 A, EP02 A, P01 A, P02, P03, P04, P05 A, P06 A, P07 A, P08 A, E-400 T1, E-401 T1, D-300 T1, S-200 T1, GA-110 T1, 07GS-RGL-00-01-DR-M-54-0001-D2 T1, 07GS-RGL-00-01-DR-M-55-0001-D2 T1, 07GS-RGL-00-00-DR-M-54-0001-D2 T1, 07GS-RGL-00-00-DR-M-55-0001-D2 T1, 07GS-RGL-00-02-DR-M-54-0001-D2 T1, 07GS-RGL-00-03-DR-M-54-0001-D2 T1, 07GS-RGL-00-B1-DR-M-54-0001-D2 T1, 07GS-RGL-00-B1-DR-M-55-0001-D2 T1, 07GS-RGL-00-B1-DR-M-63-0001-D2 T1; Noise impact assessment ref: AS9018.160518.NIA; Design and Access Statement (air conditioning) dated 23/05/2016; Design and Access Statement (secondary glazing) dated 23/05/2016; and Design and Access Statement (refurbishment works) dated 23/05/2016.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):



- 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 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

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 permission:

The proposals to refurbish the property are considered acceptable and would not harm the special character of the host Grade II Listed Building.

The works are considered to improve the appearance of the building and would utilise existing service runs where possible to minimise the impact of the development. Although the installation of the AC unit within the boiler room would involve the creation of a larger opening; this loss of historic fabric is not considered to cause harm to the special character of the listed building. The AC unit would be in a very discreet location within an internal courtyard, and would only be visible from within the host building. It would not harm the character and appearance of the wider Bloomsbury Conservation Area.

The removal of the existing WC and installation of new WCs and showers are not considered to harm the original plan form of the building and are considered acceptable. The new secondary glazing would feature glazing bars to match the profile of those on the existing sashes and mounted in the same location as those existing.

The proposal originally included works to clean the front elevation and install damp-

proofing were removed from the proposal due to insufficient details and justification.

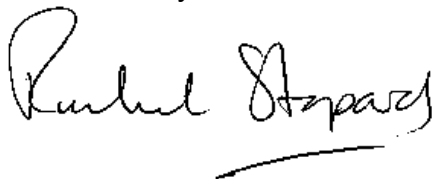
No objections have been received prior to the determination of this application. The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such the proposed development is in general accordance with 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). The proposed work also accords with The London Plan March 2016 and paragraphs 14, 17, 56 -66 and 126 -141 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities