

Miss Marian Twenefoo
FT Architects Ltd
FT Architects Ltd
Hamilton House
WC1H 9BB

Application Ref: **2016/4101/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

2 February 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12A Gower Mews
London
WC1E 6HP

Proposal:
Internal alterations to facilitate sub-division of property into 2 dwellings incl. partitioning and installation of staircases. Installation of rooflight and alterations to front garage doors.

Drawing Nos: (Prefix 329_00_): 00, 01, 02, 03; (Prefix 329_03_): 01, 02, 03, 04; Design and Access Statement received 28/07/16.

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 works hereby approved are only those specifically indicated on the drawings 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.

- 3 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.

Informative(s):

- 1 Reasons for granting listed building consent.

The loss of the ground floor garage to habitable rooms at ground floor level is considered acceptable in this instance, as inside the garage all historic fabric has been replaced with modern materials and the room has ceased to function as originally designed. The conversion of the property as well as the necessary internal alterations are similarly not considered to cause any disruption to the significance or character of the listed building, which would appear almost unaltered when viewed from within the mews.

The installation of the rear rooflight would not impact upon the character or setting of listed buildings by virtue of its design as well as highly concealed location - with almost no public or private views afforded.

The proposed conversion would necessitate alteration to the existing front garage doors to include a bi-fold opening; however, the design has been informed by discussions between Planning and Conservation officers and would now include only minimal intervention into the existing doors, which would be retained. The hereby proposed design would retain the characteristic Collinge hinges intact and would result in only very limited visual disruption to the existing appearance of these doors. The glazed screening behind would thus not be overly visible or prominent even when the bi-folds were fully opened due to the retained elements of the coach doors.

Overall, the proposal is suitably sensitive to both the character and fabric of the property and would preserve the special architectural and historic interest of the building. Special regard has been attached to the desirability of preserving the

listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

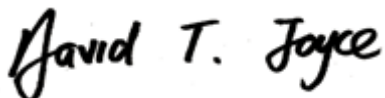
The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords the London Plan 2016; and the National Planning Policy Framework 2012.

- 2 The applicant is reminded that the application property is statutorily listed at Grade I by virtue of its siting within the curtilage of the adjacent Chenies House, 21 Bedford Square (part of group listing - nos.12-27 consecutive at Grade I). Listed building consent should therefore be sought prior to any future works to demolish any part of the building or to alter or extend it in a way that affects its character as a building of special architectural or historic interest require listed building consent. It is important to note that it may be a criminal offence to fail to apply for consent when it is required.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities