

Miss Natasha Andrienko
Expedite
36 Queen Street
LONDON
EC4R 1BN

Application Ref: **2017/3171/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

16 June 2017

Dear Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Mansion Bloomsbury House
101-105 Gower Street
LONDON
WC1E 6AA

Proposal:

Replacement of existing non-original partition and timber door at ground floor level with glass door and glass partition; replacement of existing window with new doorway within the internal lightwell at basement level.

Drawing Nos: Photos of the Existing Site; Scope of Works; Heritage Statement; Site Location Plan - No101; Site Location Plan - No103; Site Location Plan - No105; Basement Plans; [8031822-] A, B; 8031868; [8031823-] A, B; Photomontage.

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

- 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 and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

- 4 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 and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

- 5 The glass partition and glass door at ground floor level hereby approved shall be removed when the present user/occupier of the property vacates the building.

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 and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

Informatives:

1 Reason for granting permission:

The proposal is for the replacement of a non-original partition and timber door with a glass partition and door to the manager's office at ground floor level, and the replacement of an existing window within an internal lightwell with a timber door at basement level. The manager's office was created a few years ago out of a corridor - leading to a library - which was subsequently blocked. To create the office, a partition was erected and is therefore not an original internal feature. Its replacement with a glass partition and a glass door would provide a more transparent and more open reception area to maximise the view into and out of the office.

Although a fully glazed partition wouldn't normally be viewed positively, it is considered to be acceptable in this case. The lightweight fixture would replace a non-original feature. Its implementation would not result in the loss of historical fabric and can easily be reversed. It will also still allow reference to be maintained of this former corridor function. A condition is added for the removal of the glass partition and door when the existing user/occupier vacates the premises.

The replacement of the existing timber frame window within the internal lightwell with a timber door is considered acceptable. The loss of original fabric would not be extensive and would not affect any significant architectural details. Due to its location, it is hidden from public view. The impact of this part of the proposal would be considered minor.

The site's planning and appeal history has been taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

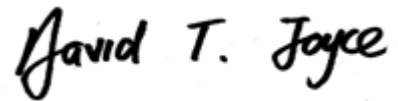
As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning