

Mr Sean Emmett
29a Montague Street
London
WC1B 5BL

Application Ref: **2017/5051/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

8 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
81 Gower Street
LONDON
WC1E 6HJ

Proposal:

Alterations and replacement of exiting mechanical and electrical installation, inclusion of comfort cooling, including outdoor condensing units, replacement of sanitary ware and kitchens, minor internal demolition works, erection of demountable partitions to create show rooms, construction of vertical service riser.

Drawing Nos: Design and access statement, heritage assessment, BB150 - 2017 - EV01 (eles), BB150-2017-GA01B (BF exist and propo), BB150-2017-GA02B (GF exist and propo), BB150-2017-GA02B (GF exist and propo), BB150-2017-GA03B (1F exist and propo), BB150-2017-GA04B (2f exist and propo), BB150-2017-GA05B (3f exist and propo), acoustic assessment, BB150-2017-DT01 (fan coil unit housing), 17/2469/E00 P2 (BF systems), 17/2469/E01 P2 (GF systems), 17/2469/E02 P2 (1F systems), 17/2469/E03 P2 (2F systems), 17/2469/E04 (3F systems)

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

Condition(s) and Reason(s):



- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and access statement, heritage assessment, BB150 - 2017 - EV01 (eles), BB150-2017-GA01B (BF exist and propo), BB150-2017-GA02B (GF exist and propo), BB150-2017-GA02B (GF exist and propo), BB150-2017-GA03B (1F exist and propo), BB150-2017-GA04B (2f exist and propo), BB150-2017-GA05B (3f exist and propo), acoustic assessment, BB150-2017-DT01 (fan coil unit housing), 17/2469/E00 P2 (BF systems), 17/2469/E01 P2 (GF systems), 17/2469/E02 P2 (1F systems), 17/2469/E03 P2 (2F systems), 17/2469/E04 (3F systems)

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 3 Reasons for granting permission. [Delegated]

The proposal relates to a grade-II-listed town house of the late 18th/early 19th

century that makes a positive contribution to the Bloomsbury Conservation Area.

The applicant wishes to replace the central heating system with a cooling and heating system.

In the basement, he wishes to demolish non-original partitions in the closet wing and rear extension and reorganised kitchen and bathroom fittings. No partition alterations are proposed at ground- or first-floor level. At second-floor level, a non-original cupboard will be demolished in the front room and slight alterations will take place in the lavatories. Minor partition alterations will occur on the third floor. A service riser will be installed beside the chimney breast in the rear room. Following officer advice, numerous proposed mini downlighters have been removed from the scheme. In addition, it was initially proposed to infill the panelled aprons below the windows with boxed in equipment. Instead, this will stand to the sides, where it will read as furniture and allow the window aprons to be appreciated. A drawing has been supplied indicating that the fan coil unit enclosures will not stand higher than 900mm. The pipework will run in existing positions. Redundant notches in joists will be filled in. The façade is unaltered. To the rear, three air conditioners are proposed in the downstairs light well. They are not visible from within the house or elsewhere.

The proposed works will not harm neighbouring amenity.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

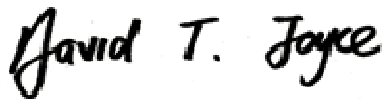
Please send CIL related documents or correspondence to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning