

Mr Sean Emmett
29a Montague Street
London
WC1B 5BL

Application Ref: **2017/5378/L**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

8 January 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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 the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

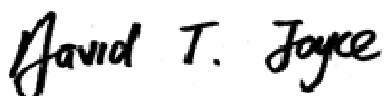
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 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).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning

