

Mr Sean Emmett
Bedford Estates
29a Montague Street
London
WC1B 5BL

Application Ref: **2017/6125/L**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

14 February 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
55 Gower Street
LONDON
WC1E 6HQ

Proposal: Installation of a/c units to rear basement lightwell and internal alterations including installation of new internal a/c system, replacement kitchen at basement level, alterations to WCs, replacement lighting and general works of refurbishment.

Drawing Nos: Site Location Plan BB137-2017-SP00; 2017-SEC01; 2017-D02 Rev A; 2017-PGA01; 2017-PGA02 Rev A; 2017-PGA03; 2017-PGA04; 2017-PGA05; 2017-PGA06; 2017-ELV01; 2017-DT01; 2017-DT02; 2017-DT03; 2017-DT04; 1160 01; 1160 03; 1160 04; 1160 05; 1160 06; 1160 07; 1160 08; 17/2474/E00 Rev T2; Design and Access Statement dated September 2017; Heritage Statement dated August 2017; Photo of Approved Air Unit

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: Site Location Plan BB137-2017-SP00; 2017-SEC01; 2017-D02 Rev A; 2017-PGA01; 2017-PGA02 Rev A; 2017-PGA03; 2017-PGA04; 2017-PGA05; 2017-PGA06; 2017-ELV01; 2017-DT01; 2017-DT02; 2017-DT03; 2017-DT04; 1160 01; 1160 03; 1160 04; 1160 05; 1160 06; 1160 07; 1160 08; 17/2474/E00 Rev T2; Design and Access Statement dated September 2017; Heritage Statement dated August 2017; Photo of Approved Air Unit.

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.

- 4 Notwithstanding the drawings hereby approved, no recessed ceiling downlighters are permitted in the listed building.

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

- 5 The air-handling unit hereby approved shall be a freestanding type as shown in document "approved air unit". No fitted timber casing is permitted.

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.

- 6 The proposed air-handling equipment must be serviced via existing pipe runs. No additional pipe runs are permitted.

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 Reasons for granting listed building consent:

The proposals involve the installation of a small condenser unit in the rear lightwell

at basement level. It would not be visible from any public views and due to its location would not harm the setting of the listed building or the character and appearance of the conservation area. A condition will require the proposed plant to be freestanding and not enclosed, and to use existing service runs, to safeguard the special interest of the listed building. A new entry phone plate by the front door is also proposed which is considered acceptable.

Internally the proposals are for refurbishment and for the inclusion of a comfort cooling system. Refurbishment includes upgrading of toilets and kitchen, removal of stud partitions, formation of door opening between the front principle rooms and the adjoining rear room, the renewal of ironmongery. The overhaul of the heating system includes the provision of a service riser and the removal of redundant boilers, radiators and pipework, and the installation of new tailor made units.

The majority of the internal demolition work relates to non-original demountable partitions and the return to historic plan form will enhance the special interest of the listed building. The introduction of openings between the front principle rooms and the rear rooms will not materially affect the form. Increasing the opening between the hallway and the front principle room is not a traditional alteration, however given that the opening already exist the widening of it does not have a significant impact.

The enlargement of the existing service riser to accommodate the new services will result in a section of cornice being removed, however the cornice is not considered to be original.

The proposals have been revised following comments from one of the Council's conservation officers and the revised proposals are now considered acceptable and would preserve the special interest of the listed building.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

- 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

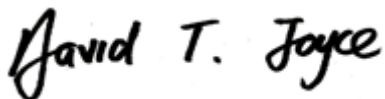
approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 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

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