

Sean Daniels
60 Romney Close,
Harrow,
London HA2 7EH

Application Ref: **2017/6872/L**
Please ask for: **Elizabeth Martin**

16 February 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
65-67 Gower Street LONDON WC1E 6HJ

Proposal:
Replace roof like for like using natural welsh slate and lead sheet.

Drawing Nos: Roofing_brochure_Jan13 (2)
Ridgemount Hotel- (160118) (2)
Photo
Map of Ridgemount Hotel

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Roofing_brochure_Jan13 (2)
Ridgemount Hotel- (160118) (2)
Photo
Map of Ridgemount Hotel

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 65-67 Gower Street (The Ridgemount Hotel) forms part of a Grade II listed terrace of darkened yellow stock brick houses dating from 1786-7 and situated in the Bloomsbury conservation area. This conservation area covers approximately 160 hectares and is widely considered to be an internationally significant example of town planning, noted for its formally planned arrangement of streets and contrasting leafy squares.

The application seeks to replace the roof covering like for like with Welsh slate and lead. It also proposes the replacement of defective bricks in the parapet wall and re-pointing of the chimney and parapet mortar joint in a lime mortar mix to match.

Following discussions with the applicant, a detailed schedule of works and photographic survey were submitted. It is considered based on this information that the like for like replacement of the defective tiles and the like for like repair work proposed to the chimney and parapet wall are necessary and justified and would preserve the significance of the listed building and the wider conservation area, in compliance with Local Plan Policy D2 .

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

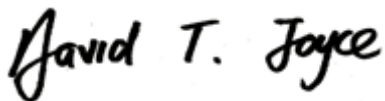
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 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.

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