

Application ref: 2018/0159/L
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 19 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Gower Street
London
WC1E 6HB

Proposal:

Installation of 2 x external condensing units and internal cooling units with associated mechanical / electrical works including removal of internal walls to the basement and second floor front rooms.

Drawing Nos: BB114-EGA01, BB114-DG01, BB114-PGA01, BB114-EGA02, BB114-PGA02, BB114-EGA03, BB114-PGA03, BB114-EGA04, BB114-DMO04, BB114-PGA04, BB114-EGA05, BB114-PGA04, BB114-EGA06, BB114-EELV01, BB114-EELV02, BB114-PELV02, BB14-ES01, BB114-SP01, BB114-2017-DT02, BB14-2017-DT03, RK2312/17359/Rev 0, 17/2479/E00 P1, 17/2479/E01 P1, 17/2479/M00 P1, 17/2479/M01 P1, 17/2479/M02 P1, 17/2479/M03 P1, 17/2479/M04 P1, 17/2479/M05 P1, 17/2479/M06 P1, 17/2479/M20 P1, Design and Access Statement dated November 2017, Noise Impact Assessment ref, Heritage Assessment dated November 2017.

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: BB114-EGA01, BB114-DG01, BB114-PGA01, BB114-EGA02, BB114-PGA02, BB114-EGA03, BB114-PGA03, BB114-EGA04, BB114-DMO04, BB114-PGA04, BB114-EGA05, BB114-PGA04, BB114-EGA06, BB114-EELV01, BB114-EELV02, BB114-PELV02, BB14-ES01, BB114-SP01, BB114-2017-DT02, BB14-2017-DT03, RK2312/17359/Rev 0, 17/2479/E00 P1, 17/2479/E01 P1, 17/2479/M00 P1, 17/2479/M01 P1, 17/2479/M02 P1, 17/2479/M03 P1, 17/2479/M04 P1, 17/2479/M05 P1, 17/2479/M06 P1, 17/2479/M20 P1, Design and Access Statement dated November 2017, Heritage Assessment dated November 2017.

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 Externally, the proposed air conditioning units, in terms of their size and scale, are not considered to result in an unacceptable loss of historic fabric and would not have a harmful impact on the special interest of the host listed building, particularly given their location in a rear lightwell at basement level.

Internally, the proposed mechanical and electric works involving the installation of comfort cooling units, pumps and associated ductwork in floor voids is considered to have been designed to have minimal impact on the special interest of the listed building. Where minimal intervention to floor joists is proposed, it will be confined to small areas as shown on the layout drawings and would not harm the special historic interest of the building. Furthermore, the removal of internal wall partitions at basement and second floor level would result in the loss of non-historic fabric and would not harm the original plan form of the host building.

No objections were received following statutory consultation. The planning history of the site and surrounding area were 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

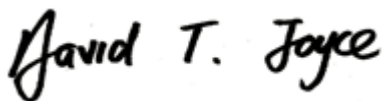
As such, the proposal is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 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