

Application ref: 2018/4121/L
Contact: Nora-Andreea Constantinescu
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Date: 2 November 2018

Development Management
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Matthews and Son LLP
26-27 Bedford Square
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WC1B 3HP

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
87 Gower Street
London
WC1E 6AA

Proposal:

Installation of plant equipment at basement level to front pavement vault, new screen under the bridge of front lightwell, removal of internal partition walls at basement, rear ground floor, front room on second and third floors, wall openings at third and basement levels, and other internal alterations, to office building.

Drawing Nos: Site location plan; Design access and heritage statement dated August 2018; 13002/3/P01; 13002/3/P02; 13002/3/P03; 13002/3/P04; 13002/3/P05; 13002/3/P06; 13002/3/101; 13002/3/120; 13002/3/130; 13002/3/131; 13002/3/140; 13002/3/141; 13002/3/152; 13002/3/153; 13002/3/154; 13002/3/155; Environmental Noise Survey and Noise Impact Assessment Report 1118.03 dated 16 August 2018; Acoustic enclosure specification - evironlite T3-1850 SP dated 23 August 2018.

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; Design access and heritage statement dated August 2018; 13002/3/P01; 13002/3/P02; 13002/3/P03; 13002/3/P04; 13002/3/P05; 13002/3/P06; 13002/3/101; 13002/3/120; 13002/3/130; 13002/3/131; 13002/3/140; 13002/3/141; 13002/3/152; 13002/3/153; 13002/3/154; 13002/3/155; Environmental Noise Survey and Noise Impact Assessment Report 1118.03 dated 16 August 2018; Acoustic enclosure specification - evironlite T3-1850 SP dated 23 August 2018.

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 Reasons for granting permission:

87 Gower Street is the end building within a Grade II listed row of 6 terraced houses which date to the late 18th century, and are constructed in darkened stock brick with slate mansard roofs and dormers. The site lies within Bloomsbury Conservation Area on the western side of Gower Street.

The applications seeks to make a number of internal changes to improve the existing office accommodation and install plant equipment at basement level to front pavement vault and a new screen and door under the bridge of the front lightwell. The proposed internal alterations have been carefully considered to preserve the historic plan form and fabric.

The application follows pre-application submission 2017/2366/PRE and a number of amendments have been made to the scheme following the advice received as part of that submission. Following these amendments, it is considered that the proposed works would serve to retain or restore the legibility of the historic floorplan and would have minimal impact on historic fabric, retaining the significance of the listed building, in compliance with Local Plan Policy D2.

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 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as

amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

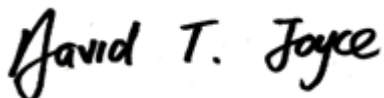
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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