

Application ref: 2018/4441/L
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 27 December 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 Samiul Kamal-Uddin
27 Pymmes Green Road
London
N11 1DE
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
202 North Gower Street
London
NW1 2LY

Proposal: Erection of a rear extension at ground floor level in connection with enlargement of existing offices.

Drawing Nos: IM/P/SK01, SK02, SK03, SK04, SK05, SK06, SK07, SK08, SK09, SK10
(location plan).

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

Conditions And Reasons:

- 1 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.

- 2 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.

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

IM/P/SK01, SK02, SK03, SK04, SK05, SK06, SK07, SK08, SK09, SK10
(location plan).

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

Listed building consent was granted in March 2010 for identical proposals which followed an earlier refusal and subsequent revisions. The submission advises that the charity, UK Islamic Mission, has now arranged funds to build the extension, however the 2010 planning permission has lapsed.

In the meantime the policy context has been revised with the adoption of the Camden Local Plan 2017 and the NPPF 2018 which both place great emphasis on preserving heritage assets. The building has been altered internally and externally in the past, as was acknowledged in the 2010 assessment, including by way of unsympathetic rear casements windows (and in some cases the brick arches replaced with concrete lintels) and a full width lower ground extension. However the special interest of the building is maintained due to the arrangement of openings and weathered stock brick appearance which matches its neighbours.

The previous assessment concluded that the proposed lightweight appearance of the extension roof together with the retention of the rear wall would allow the extended ground floor-level office area to be read as being external to the original building. The side portion of the extension was given a more solid appearance with a brick flank wall and flat roof and the design ensures that the development would not interfere with the retained windows on the rear elevation. It was considered that the proposals reflected the more traditional solid to void relationship of closet wings found on this terrace and this type of building generally.

No responses were received to the consultation. The site history has established a precedent for the proposals. There have been no significant material changes to the statutory or other material considerations relating to these proposals since the permissions of 2010 which would materially alter the outcome of the assessment.

The proposals would preserve the special interest of the listed building, its setting and its features of special architectural or historic interest, , in accordance with s16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the above assessment, the proposed development is in general accordance with policy D2 of the Camden Local Plan (2017).

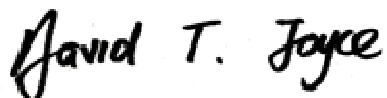
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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

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