

Application ref: 2019/0214/P
Contact: Josh Lawlor
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Date: 28 March 2019

Development Management
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J Butterworth Planning
71-75 Shelton Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

190-198 North Gower Hotel
North Gower Street
London
NW1 2LY

Proposal:

Installation of railings and ramp to ground floor platform on Drummond Street elevation
Drawing Nos: Site Location Plan, Block Plan, 2014-01-04, Existing and Proposed
ground floor plan 2014-01-01_REV_A, Existing and Proposed section/rear elevation
2014-01-02_REV_A, Existing and Proposed Drummond Street Elevation 2014-01-
03_REV_A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely

as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Site Location Plan, Block Plan, 2014-01-04, Existing and Proposed ground floor plan 2014-01-01_REV_A, Existing and Proposed section/rear elevation 2014-01-02_REV_A, Existing and Proposed Drummond Street Elevation 2014-01-03_REV_A]

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The site is located on the western side of North Gower Street and is an end of terrace of a row of five Georgian four storey plus basement buildings. The building is Grade II listed however is not located within a Conservation area. The application relates to the rear of no. 190 on the corner with Drummond street. The ground floor unit on this elevation is in use as a retail (A1) unit.

The new black painted metal railings would be installed on the raised platform on the Drummond Street elevation. The railings would match the existing fronting North Gower Street. Black metal railings are a common feature on this terrace, the proposal would therefore be in keeping with surrounding context.

A ramp would also be installed onto the raised platform leading to the retail unit. This would enable fair access for all users which is welcomed. Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

The metal railings would not harm the amenity of neighbouring residents.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.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 to making this decision. The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies A1, D1, C6 and D2. The proposed development also accords with the London Plan and National Planning Policy Framework 2019.

- 2 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.
- 3 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).
- 4 During the course of the application it became apparent that roller shutters had been installed without the benefit of listed building consent. This matter has been referred to the planning enforcement team'

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer