

Application ref: 2019/0741/L
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 28 March 2019

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

J Butterworth Planning
71-75 Shelton Street
London
WC2H 9JQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 affecting a Grade II Listed Building.

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 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 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 [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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

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.

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 and is acceptable in design and heritage terms.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 D1 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer