

Application ref: 2019/0884/L
Contact: Antonia Powell
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Date: 14 May 2019

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

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www.camden.gov.uk/planning

Saunders Boston Limited
119 Newmarket Road
Cambridge
CB5 8HA
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
91 Gower Street
London
WC1E 6AA

Proposal:

Refurbishment, external and internal, including repairs and redecoration; the removal of asbestos, upgrading fire doors; replacement of sanitary ware & kitchens facilities; replacement secondary glazing; replacement of mechanical extract fans; the replacement of roof covering.

Drawing Nos: prefix PS01001-SBA-XX-ZZ-DR-A-/

0501_RevA_Location Plan;
0502_RevB_Site Plan - Site Plan (including Roof Plan);
0910_RevF_Existing Floor Plans 1 of 2;
0911_RevE_Existing Floor Plans 2 of 2;
0021_RevB_Demolition Plans 01;
0022_RevB_Demolition Plans 02;
0010_RevK_Proposed Floor Plans 1;
0011_RevJ_Proposed Floor Plans 2;
0930_RevC_Existing Elevations1;
0201_RevB_Propsed Elevations ;
0920_RevB_Existing Sections ;
0103_RevA_Proposed Sections AA and BB;
0104_RevA_Proposed Section CC ;
0301_RevB_Door Schedule - Door schedule (List);
0303_RevC_Existing and Proposed Door Type Schedule;

0306_Rev E_ Schedule of Works;
CSE_180710 91 Gower Street - Structural Engineer's Proposed Opening Up Works;
Design and Access and Heritage Statement by Saunders Boston Architects dated April 2019.

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:

PS01001-SBA-XX-ZZ-DR-A-/
0501_RevA_Location Plan;
0502_RevB_Site Plan - Site Plan (including Roof Plan);
0910_RevF_Existing Floor Plans 1 of 2;
0911_RevE_Existing Floor Plans 2 of 2;
0021_RevB_Demolition Plans 01;
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0010_RevK_Proposed Floor Plans 1;
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0930_RevC_Existing Elevations1;
0201_RevB_Propsed Elevations ;
0920_RevB_Existing Sections ;
0103_RevA_Proposed Sections AA and BB;
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0301_RevB_Door Schedule - Door schedule (List);
0303_RevC_Existing and Proposed Door Type Schedule;
0306_Rev E_ Schedule of Works;
CSE_180710 91 Gower Street - Structural Engineer's Proposed Opening Up Works;
Design and Access and Heritage Statement by Saunders Boston Architects dated April 2019.

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.

- 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) details, including typical section drawings of all replacement joinery including new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
 - b) Samples and/or manufacturer's details of new slate for the replacement roof to be provided and retained on site during the course of the works.

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.

- 5 Details of service runs demonstrating the relationship of new installations with the historic fabric to be submitted to and approved in writing by the council as local planning authority.

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 No. 91 Gower Street is part of a terrace of Grade II Georgian town houses. The interior of the house has been altered historically in line with the buildings use latterly as offices and teaching spaces.

There is now a need to upgrade, repair and refurbish the fabric of the building to provide better facilities and to ensure fire protection. These works include internal refurbishment and minor external repairs.

Asbestos has been identified and will be removed, while the existing outdated mechanical and electrical services are to be renewed. An area of damp masonry has been identified and remedial treatment, as per recommendations from the damp proof specialist, will be carried out. Externally a new slate roof to match existing is proposed.

Some replacement secondary glazing will be carried out along with a new secure external timber door with curved fan light in existing opening. Other doors internally will be retained where they have been identified as historic and refurbished and only replacements introduced where either the doors are beyond repair or are later installations. The proposal involves the removal of redundant later 20th century joinery and the introduction of tea points. Fire places in the principal rooms which are currently boarded up are to be to be reinstated, which will enhance the historic interiors.

No responses have been received as a result of the public consultation through a Press Notice and a Site Notice.

The site's planning history has been taken into account when making 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the 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.

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