

# **ROUTE ONE PLANNING**

24 – 32 STEPHENSON WAY, LONDON, NW1 2HD

## **PLANNING AND HERITAGE STATEMENT**

June 2019

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## 1 Introduction

- 1.1 There are two Grade II Listed buildings at 168 and 170 North Gower Street. The listing reads:

*2 terraced houses. Early C19. Yellow stock brick with channelled stucco ground floors. No.170 with later slated mansard roof. 4 storeys and basements. 2 windows each. Round-arched ground floor openings: entrances with fanlights and panelled doors; No.170 ground floor window with margin glazing and intersecting tracery. Upper floors with gauged brick flat arches to recessed sashes, except 1st floor of No.168 with casements. Both with cast-iron balconies at 1st floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas.*

- 1.2 The application site is located to the south-east of the Listed buildings and are separated by other buildings. They are not visible from each other.



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1.3 The heritage assets of 168 and 170 North Gower Street relate to the front façade. The application proposals would not impact on the setting of no's 168 and 170, nor the heritage assets.

1.4 Paragraph 190 of the National Planning Policy Framework States (NPPF):

*190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

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1.5 An additional storey on the application building would not undermine the significance of the identified heritage assets of 168 and 170. Furthermore, it would not impact on the setting of the buildings, which are located in an urban context.

