

Application ref: 2019/0997/L
Contact: Patrick Marfleet
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Date: 20 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Johanna Molineus Architects
22 Great Chapel Street
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W1F 8FR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
59 Gower Street
London
WC1E 6HJ

Proposal:
Internal and external alterations associated with conversion of existing residential units to provide 1 x 1 bed and 2 x 3 bed flats.

Drawing Nos: 275.59-110 P2, 275.59-111 P2, 275.59-112 P1, 275.59-113 P1, 275.59-114 P1, 275.59-115 P1, 275.59 120 P1, 275.59 121 P2, 275.59-130 P1, 275.59-200 P3, 275.59-201 P4, 275.59-202 P4, 275.59-203 P4, 275.59-204 P3, 275.59-205 P3, 275.59-250 P3, 275.59-251 P4, 275.59-260 P4, 275.59-261 P4, 275.59-002, 275.59-001, 275.59-502, Design and Access Statement and Appendices dated Feb 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: 275.59-110 P2, 275.59-111 P2, 275.59-112 P1, 275.59-113 P1, 275.59-114 P1, 275.59-115 P1, 275.59 120 P1, 275.59 121 P2, 275.59-130 P1, 275.59-200 P3, 275.59-201 P4, 275.59-202 P4, 275.59-203 P4, 275.59-204 P3, 275.59-205 P3, 275.59-250 P3, 275.59-251 P4, 275.59-260 P4, 275.59-261 P4, 275.59-002, 275.59-001, 275.59-502, Design and Access Statement and Appendices dated Feb 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.

Informative(s):

- 1 Internally, at lower ground floor, the proposed works include a number of minor alterations to the layout at this level and also include the lowering of the rear window cill and replacement of the concrete vault roof and floor slabs, which have been have been the subject of previous intervention works. Therefore, the proposed alterations at this level are all considered acceptable as they would largely maintain the plan form of the lower ground floor and would not result in the significant loss of historic fabric, thus preserving the special significance of the listed building. At ground floor level, the form and layout of the rooms would remain largely unchanged.

At first floor level, a new opening would be created in the corner of the proposed rear bedroom which would provide access to the bathroom. Officers note this is not a typical arrangement for a building of this age, however; It has been necessitated in this instance by the need to make the existing flats self-contained (bathrooms were previously accessed via communal stair). A new partition wall is also proposed to be fitted on the staircase between first and second floor levels in order to create a self-contained 3 bed unit at second and third floor levels. This is considered to be a minor intervention that would not cause harm to the special interest of the building or result in a loss of historic fabric, particularly as the existing staircase balustrade would be retained. Therefore, the minor loss of original fabric that would occur as a result of these changes is considered acceptable, and the limited harm arising from the proposed works would be outweighed by the benefits of bringing the currently dilapidated building back into habitable use.

Externally, whilst the lowering of the lower ground window cill would result in some loss of original masonry at this level, it is considered to be a minor intervention that would allow direct access to the rear courtyard area and would not cause harm to the special character of the host building. Furthermore, the

design and fabric (timber) of the proposed French doors would be sympathetic to the original character of the building.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to 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 Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these

hours.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer