

Application ref: 2019/5371/L
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Development Management
Regeneration and Planning
London Borough of Camden
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Johanna Molineus Architects
22 Great Chapel Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**37-41 Gower Street
London
WC1E 6HH**

Proposal:

Internal and external alterations to rear elevation associated with change of use of ground and lower ground floors from office use (Class B1) to residential (Class C3) to provide 2 x 2 bed and 3 x 1 bed flats.

Drawing Nos:

282.37-41.100 P1, 282.37-41.101 P1, 282.37-41 150 P1, 282.37-41 200 P1, 282.37-41 201 P1, 282.37-41 250 P1, 282.37-41.002, 282.37-41.001, Heritage Assessment dated September 2019, Planning, design and access statement dated September 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 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: 282.37-41.100 P1, 282.37-41.101 P1, 282.37-41 150 P1, 282.37-41 200 P1, 282.37-41 201 P1, 282.37-41 250 P1, 282.37-41.002, 282.37-41.001, Heritage Assessment dated September 2019, Planning, design and access statement dated September 2019.

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

Informative(s):

- 1 The current application seeks consent for a number of minor internal and external alterations at ground and lower ground floor level associated with the proposed conversion of the existing office space to residential use.

The application site suffered severe bomb damage during WWII and was largely re-built in the years following the war. As a result, the rear elevation and lower ground floors contain little or no historic fabric and hold no particular historic significance, which is clear from the design and proportions of the rear elevation windows. Therefore, the proposed external alterations to lower the sills of 4 existing lower ground windows to the rear would only result in the loss of non-historic fabric and is considered acceptable as a result. Furthermore, the proposed alterations to the internal layouts on both floors are considered minor and would not cause harm to the special historic significance of the listed building.

No objections were received prior to making this decision. The planning history of the site and surrounding area have been 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 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.

- 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 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).
- 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



Daniel Pope
Director of Economy, Regeneration and Investment