

Application ref: 2021/1378/L
Contact: Kay McPeake
Tel: 020 7974 2050
Email: Khrystyna.McPeake@camden.gov.uk
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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

Mr Jim Keegan
Diocese of Westminster
Property Office
St Josephs Centre
St Josephs Grove LONDON
NW4 4TY

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Newman House
Room 107
111 Gower Street
London
WC1E 6AR

Proposal:

Repairs to existing sash windows. External render repairs and external redecoration of the facade.

Drawing Nos: Site Location Plan, NH-LBC-001, Design, Access and Heritage statement

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:

Site Location Plan, NH-LBC-001, Design, Access and Heritage statement

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 Reasons for granting permission:

Newman House, 111 Gower Street, is a group of 4 terraces forming part of the grade II listed group at Nos. 99-113. The façade treatment differs; Nos. 99-103 are darkened stock brick, No. 105 drakened stock brick and render at GF, while Catholic Chaplaincy is fully rendered. The terraces date from the late 18th century; the buildings make a positive contribution to the Bloomsbury Conservation Area. This conservation area covers approximately 160 hectares and is widely considered to be an internationally significant example of town planning, noted for its formally planned arrangement of streets and contrasting leafy squares.

The proposals are for sympathetic repair work to the sash windows (drawing NH/LBC/001), local repair work to the existing render and re-painting of the façade in magnolia colour to match the existing. The justification for the works is clearly set out within the application documents and inspected on site. The proposed works will not harm the special interest of the grade II listed building. No objections have been received. The site's planning history has been taken into account in 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 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.

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