

Application ref: 2023/1202/L  
Contact: Brendan Versluys  
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Date: 6 July 2023

**Development Management**  
Regeneration and Planning  
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SIAW LTD  
Winston House, 1st Floor  
359 Regents Park Road  
London  
N3 1DH

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Refused

Address:

**Flat 8**  
**70 Guilford Street**  
**London**  
**WC1N 1DF**

Proposal:

Infill roof extension to create a mezzanine level with habitable rooms, involving reconfiguration of the existing 2x third floor flats.

Drawing Nos:

Location Plan, GS-A-LOC; Site Plan, GS22; Proposed Cross Section, GS22-801; Proposed Third, Fourth Floors and Roof Layouts; GS22-A-305; Proposed Front and Rear Elevations, GS22-A-701; Existing Lower and Ground Floor Layouts; D&A Statement and Heritage Appraisal prepared by SIAW Ltd

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed removal of the existing roof, the form, scale and design of the new roof, and extension of the existing staircase, causes unacceptable harm to the special architectural and historic significance of the host and neighbouring Grade II listed buildings, contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

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 2021.

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 typed name and title.

Daniel Pope  
Chief Planning Officer