

Application ref: 2023/3893/L  
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Date: 19 September 2023

**Development Management**  
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Temple Bar Design  
Green Lane  
London  
HA6 2UY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**109 & 110 Guilford Street  
London  
Camden  
WC1N 1DP**

Proposal:

New secondary internal windows to front and rear of 109 & 110 Guilford Street properties.  
Drawing Nos: Site Location Plans; Supporting Statement; Existing Elevations; Existing Plans Ground & First Floor Plans; Existing Plans Second & Third Floor Plans; Existing Plans Roof & Basement Plans; Proposed Elevations; Proposed Plans Ground & First Floor Plans; Proposed Plans Second & Third Floor Plans; Proposed Plans Roof & Basement Plans; Window Head, Cill & Jamb Details.

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 Plans; Supporting Statement; Existing Elevations; Existing Plans Ground & First Floor Plans; Existing Plans Second & Third Floor Plans; Existing Plans Roof & Basement Plans; Proposed Elevations; Proposed Plans Ground & First Floor Plans; Proposed Plans Second & Third Floor Plans; Proposed Plans Roof & Basement Plans; Window Head, Cill & Jamb Details.

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 listed building consent (delegated):

Nos. 109 and 110 Guilford Street are two of a terrace of six houses, built c1792-1800. The terrace is listed Grade II.

The houses have been subjected to a range of alterations including the re-fronting of No.109 in the twentieth century.

The sash windows in the two properties are currently single glazed. The introduction of secondary glazing is supported by Historic England guidance, 'Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures', providing there is no associated harm to the architectural significance of the heritage asset.

The proposed works are considered not to further harm the significance of the heritage asset.

The works are solely internal and therefore there is no requirement to advertise this application.

The site's planning history has been taken into account when 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 2021 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 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer