

Application ref: 2024/2490/L
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Gerald Eve
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

49-51

Gordon Square

London

WC1H 0PD

Proposal:

Installation of replacement fire alarm system.

Drawing Nos: Site Location Plan; Covering Letter including description of proposed works; Heritage Assessment; Design and Access 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; Covering Letter including description of proposed works; Heritage Assessment; Design and Access 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 listed building consent:

Permission is sought for the installation of replacement fire alarm system to ensure a safe working environment for UCL staff and students.

Nos.49-51, listed Grade II, are part of a mid-nineteenth century terrace of seven houses located on the north-east side of Gordon Square.

The new fire alarm systems will comprise a range of fixtures which will either be ceiling or wall mounted. Central to the new systems are the new smoke detectors which are required to be ceiling mounted and located within a centralised position in each room to maximise their effectiveness. As the buildings have been subject to various internal changes over the years, many of the rooms have modern or plain finishes.

Where moulded ceilings exist, the smoke detectors have been sensitively located and every effort has been made to replace ceiling fixtures on a like for like basis. Where this has not been possible, the location of the smoke detectors has been guided by the position of existing ceiling mounted fixtures. This approach has been taken to consolidate modern ceiling fixtures to limit their visual impact and avoid further disrupting and cluttering the decorative ceilings.

In addition, a number of wall mounted fixtures are to be installed. These will replace existing fixtures wherever possible. The number of fixtures is to be rationalised as compared to the existing systems.

The proposal is considered to have minimal impact on the special architectural and historic interest of the listed building as the proposed internal changes mostly involve the replacement of existing fixtures and where new ones have been introduced these have been as sensitively sited as current fire regulations permit.

This proposal is for internal works to a Grade II listed building. In line with the Statement of Community Involvement the application was not publicised as there is no statutory requirement to consult.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer