

Application ref: 2024/3157/L
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Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Heritage of London Trust
Fivefields
10 Grosvenor Gardens
London
SW1W 0DH
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Former Public Convenience
Guilford Place
London
WC1N 1EA**

Proposal:

Masonry cleaning and repairs, replacement of ironmongery, and installation of commemorative plaque to Guilford Place drinking fountain (part-retrospective).

Drawing Nos: Location Plan; GPDF01 - Design, Access & Heritage Statement; GPDF02 - Condition Survey and Report of Proposed Works by London Stone Conservation - June 2024; GPDF03 - Pre-Existing & Existing Photographs; GPDF04 - Proposed Etched Stainless Steel Plaque Elevation Drawing; GPDF05 - Site Plan.

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:

Location Plan; GPDF01 - Design, Access & Heritage Statement; GPDF02 - Condition Survey and Report of Proposed Works by London Stone Conservation - June 2024; GPDF03 - Pre-Existing & Existing Photographs; GPDF04 - Proposed Etched Stainless Steel Plaque Elevation Drawing; GPDF05 - Site Plan.

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:

The application site is a grade II listed drinking fountain dating from 1870, which was designed by architect Henry Darbishire for the Misses Whiting to commemorate their mother, Mrs Frances Whiting. The drinking fountain takes the form of a sculptured figure in Carrara marble of the Woman of Samaria, in loose robes and scarf, kneeling on left knee to fill a water jar, sitting atop a large Aberdeenshire granite plinth. The fountain originally had a floral motif push button tap, which no longer survives. As a piece of street furniture, it forms a civic group with the grade II listed cast-iron railings to the former public conveniences, situated behind it on the traffic island at the northern end of Guilford Place at its junction with Guilford Street. The application site is situated in the Bloomsbury Conservation Area.

Listed building consent is sought part-retrospectively for masonry cleaning and repairs, the replacement of plumbing and ironmongery, and the installation of a commemorative plaque to the drinking fountain. The applicant is the Heritage of London Trust which is responsible for implementing the works under its London-wide initiative, Proud Places. Through involvement with specific heritage projects, the programme aims to inspire young people with the hidden stories of London in the context of their local environment.

The drinking fountain and its plinth suffered damage and fell into disrepair during the 20th century. Approximately 25 years ago the statue was cleaned and a new internal plumbing system was installed with a stainless steel push button

and spout, and an access panel on the rear of the statue. However, no significant repairs were made to the stonework and the fountain has not provided a public water supply for many years.

The project aims to restore the drinking fountain and reinstate drinking water, based on a condition survey and specification of works by London Stone Conservation. The following works have already been completed:-

- DOFF cleaning of all stonework on the statue and plinth.
- Poulticing to areas of engrained carbon staining with 10% ammonium carbonate solution.
- Removal of cementitious repairs to the statue's nose and jug handle, and to the granite steps.
- Raking out of cementitious mortar and re-pointing with lime mortar.
- Like-for-like repairs to the granite steps with Aberdeenshire Kemnay granite.
- Like-for-like repair to the statue's nose and jug handle with Carrara statuary marble.
- Repairs and adaptations to the modern rear access panel to facilitate the addition of a commemorative plaque.
- Maintenance and part-replacement of internal and external plumbing, involving the partial replacement of internal pipework and replacement of external ironmongery.

Approval is also sought for the installation of an etched stainless steel plaque on the rear of the statue, which will include details of the original commissioning by the Whiting family as well as the 2024 Heritage of London Trust restoration. The plaque will be fixed with a new hinge to the rear access panel to allow for maintenance of the internal plumbing, with minimal impact on historic fabric.

The programme of works subject of this application not only returns the drinking fountain to its optimum use as a public water supply, but employs conservation-led techniques sympathetic to its 19th century design and construction. As such, no harm is caused to the special interest of the listed drinking fountain, to the setting of the listed former public conveniences and attached railings, or to the surrounding conservation area.

- 2 Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Bloomsbury CAAC was consulted, but chose not to respond. 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 2023.

- 3 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).
- 4 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.
- 5 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, 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.
- 6 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 7 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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)

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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 centered on the page.

Daniel Pope
Chief Planning Officer