

Application ref: 2024/3649/L
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Date: 21 October 2024

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Shape of Architecture Limited
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Guilford Street
London
WC1N 1DR

Proposal:
Demolition of first floor rear extension. Reinstatement of rear window.

Drawing Nos: Heritage, Planning Design and Access Statement dated August 2024;
D.02 Rev 03

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

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:

Heritage, Planning Design and Access Statement dated August 2024; D.02

Rev 03

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.

- 4 Detailed drawings of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works, including:
 - a) Plan, elevation and section drawings of the new external joinery at a scale of 1:10 (detailing opening mechanism, timber materiality and slimline double glazing dimension).

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.

Informatives:

- 1 The proposal involves the demolition of an existing modern single storey rear extension and the reinsertion of a timber sash window. The application Property is a Grade II listed building and located within the Bloomsbury Conservation area. The application has been revised over the course of consultation and the alteration of the internal staircase has been removed, along with replacing the proposed uPVC window frame with a timber frame.
The existing extension is in bad condition and is considered to be a poor addition to the host dwelling, the removal of this would reinstate the original condition of a flat rear elevation to the Georgian property. The new timber framed window would be inserted back into the existing historic opening. The works would enhance the current condition and better reveal the significance of the Listed Building, and will also enhance the character of the Bloomsbury Conservation Area, and can therefore be supported from a heritage and conservation perspective.

A condition securing joinery details of the proposed window has been attached to ensure the proposed development would preserve the character of the listed building.

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

No objections have been received. The Bloomsbury CAAC have been

consulted and have not made an objection to the application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer