

Application ref: 2024/2911/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Enforcement Action to be Taken

Address:
6 Burton Place
London
Camden
WC1H 9AH

Proposal:
Replace wired fire alarm system with wireless one and reposition control panel for AOV at top floor
Drawing Nos: 6 Burton Place AOV (proposed works diagram), 2425-102471-BP-003
P1 (existing drawing), design & access statement, site plan, location 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:

6 Burton Place AOV (proposed works diagram), 2425-102471-BP-003 P1 (existing drawing), design & access statement, site plan, location 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 The site is a grade-II-listed 19th-century town house making a positive contribution to the Bloomsbury Conservation Area.

It is subject to enforcement action (EN23/0752) because of an insensitively mounted fire alarm system that has been installed without consent in its common parts.

The applicant wishes to remove the existing system and install a wireless one that will have no surface wiring, except at the AOV system on the top landing and at the control box in the hall (shown in red on the diagram). All other existing surface-mounted wiring will be removed (shown in blue on the diagram), along with associated wired devices. The unwired devices will remain.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

This consent relates to the replacement of this unlawful wired fire system with a wireless fire system. If the wired fire system has not been replaced with the approved wireless system (and all constituent materials removed and damages made good) within THREE (3) months from the date of this decision, it is recommended that the Director of Supporting Communities will instruct the Borough Solicitor to issue a Listed Building Enforcement Notice alleging a breach of listed building control.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer