

Application ref: 2025/0064/L  
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**Development Management**  
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Dr Michael Wilkinson  
64 Southwark Bridge Road  
London

SE1 0AS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**4 Mecklenburgh Street  
London  
WC1N 2AH**

Proposal:

To install a wireless fire alarm system and emergency lighting in the house.

Drawing Nos: Site Location Plan; Design, Access and Heritage Statement; Drawing numbered: 170125V1TKMW

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; Design, Access and Heritage Statement; Drawing numbered: 170125V1TKMW

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 Site and Significance

The building is part of a terrace of 8 houses dating from c.1800. Its significance includes its architectural design and materials, planform, evidential value as a Georgian terraced house and its planned townscape value including its group value with other buildings of a similar period and the incremental wider townscape of the Bloomsbury Conservation Area.

Proposed Works

This application seeks consent for essential fire safety upgrades in accordance with BS 5839-1 and BS 5266-1. The works are chiefly to install a wireless fire alarm system and emergency lighting in the house.

Impact of Proposed Works on Significance

The converted Georgian house comprises four self-contained flats (A, B, C, D) with a single internal staircase providing access to all flats. These proposed upgrades are informed by a recent Fire Risk Assessment (FRA) and are designed to enhance occupant safety without compromising the building's architectural and historical character.

The details of the works involve Item: Installation of a wireless Grade A, LD2 fire alarm system; Item: Emergency lighting will be placed along the staircase and common escape routes to ensure safe evacuation during a power failure; Item: Replacement of the fire door for Flat D to ensure compliance with FD30 standards; Item: Installation of intumescent seals and fire-rated hinges on the fire doors of Flats A, B, and C. and on the front door of the house.

There is no loss of historic fabric. All electrics are wireless or of a suitably modest scale. The door to be replaced is not historic and is not of historic appearance.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Conservation Area.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features

of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.

Section 66(1) of the Listed Buildings Act 1990 directs that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses." The works preserve the setting of all neighbouring listed buildings.

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 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