

Application ref: 2024/3051/L
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Date: 25 February 2025

Development Management
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HGH Consulting
45 Welbeck Street
London
W1G 8DZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1-4 Lansdowne Terrace and 89-92 Guilford Street
Camden
London
WC1N 1DJ**

Proposal:

Erection of single-storey mansard roof extension to all eight existing townhouses and erection of five-storey rear extension to no.1 Lansdowne Terrace to provide improved student accommodation (Sui Generis) along with general refurbishment of the exterior elevations. Proposed interior alterations to include reinstatement of historic front door access, amendments to flat layouts, refurbishment of communal areas, structural improvements to spine walls, rationalisation of services, and upgrades to sustainability performance.

Drawing Nos: Existing Drawing Nos:

(Prefix 2327) E000 P1, E100 P1, E101 P1, E02 P1, E103 P1, E104 P1, E105 P1, E110 P1, E130 P1, E160 P1, E161 P1, E162 P1, E163 P1, E164 P1, E165 P1, E300 P1, E310 P1, E320 P1, E330 P1, E500 P1, E510 P1, E520 P1, E530 P1, E600 P1, E610 P1, E620 P1, E630 P1, E800 P1, E810 P1, E820 P1, E830 P1,

Proposed Drawing Nos:

(Prefix 2327) P010 P1, P100 P1, P101 P1, P102 P1, P103 P1, P104 P1, P105 P1, P106 P1, P110 P1, P120 P1, P140 P1, P141 P1, P142 P1, P143 P1, P150 P1, P151 P1, P152 P1, P153 P1, P160 P1, P161 P1, P162 P1, P163 P1, P164 P1, P165 P1, P300 P1, P301 P1, P310 P1, P320 P1, P340 P1, P500 P1, P501 P1, P510 P1, P520 P1, P540 P1, P600 P1, P601 P1, P610 P1, P620 P1, P640 P1, P800 P1, P801 P1,

P810 P1, P820 P1, P840 P1, PAAS P1,

Documents:

Covering Letter (prepared by HGH Consulting, dated 18 July 2024), Planning Statement (prepared by HGH Consulting, dated July 2024), Design and Access Statement (prepared by Burd Howard Architects, dated July 2024), Heritage Statement (prepared by Icení, dated July 2024), Access Statement (prepared by Keith Garner, dated 15 July 2024), Fire Safety Strategy (prepared by Jensen Hughes, dated 28 June 2024), Flood Risk Assessment (prepared by Price & Myers, dated June 2024), Noise Impact Assessment (prepared by Max Fordham, dated July 2024), Preliminary Ecological Appraisal (prepared by MKA Ecology, dated July 2024), Structural Engineer Report and Drawings (prepared by Price & Myers, dated June 2024), Sustainability Statement (prepared by Max Fordham, dated 11 July 2024)

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:

Existing Drawing Nos:

(Prefix 2327) E000 P1, E100 P1, E101 P1, E02 P1, E103 P1, E104 P1, E105 P1, E110 P1, E130 P1, E160 P1, E161 P1, E162 P1, E163 P1, E164 P1, E165 P1, E300 P1, E310 P1, E320 P1, E330 P1, E500 P1, E510 P1, E520 P1, E530 P1, E600 P1, E610 P1, E620 P1, E630 P1, E800 P1, E810 P1, E820 P1, E830 P1,

Proposed Drawing Nos:

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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 Prior to the relevant parts of the works begin, a methodology statement, including joinery repairs, roof repairs, and stone and brickwork repairs/cleaning, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer