

Application ref: 2025/0562/L
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Knight Frank
55 Baker Street
London
W1U 8AN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Nadfas House
8 Guilford Street
London
WC1N 1DA

Proposal:
Installation of plant at roof level and associated acoustic screen, installation of plant in lightwell, replacement windows to side dormers, changes to the proposed internal layout and alterations

Drawing Nos: Plans: T10100, rev P01; 6569-RJA-ZZ-00-DR-A-10100, rev P01; 6569-RJA-ZZ-01-DR-A-10100, rev P01; 6569-RJA-ZZ-02-DR-A-10100, rev P01; 6569-RJA-ZZ-03-DR-A-10100, rev P01; 6569-RJA-ZZ-04-DR-A-10100, rev P01; 6569-RJA-ZZ-B1-DR-A-10100, rev P01; 6569-RJA-ZZ-XX-DR-A-10201, rev P01; 6569-RJA-ZZ-XX-DR-A-10202, rev P01; 6569-RJA-ZZ-XX-DR-A-10203, rev P01; 6569-RJA-ZZ-XX-DR-A-10301, rev P01; 6569-RJA-ZZ-XX-DR-A-20201, rev P06; 6569-RJA-ZZ-XX-DR-A-20203, rev P05; 6569-RJA-ZZ-00-DR-A-20100, rev P07; 6569-RJA-ZZ-01-DR-A-20100, rev P09; 6569-RJA-ZZ-02-DR-A-20100, rev P08; 6569-RJA-ZZ-03-DR-A-20100, rev P08; 6569-RJA-ZZ-04-DR-A-20100, rev P07; 6569-RJA-ZZ-B1-DR-A-20100, rev P08; 6569-RJA-ZZ-XX-DR-A-20202, rev P08; 6569-RJA-ZZ-XX-DR-A-20301, rev P08;

Supporting information: Plant Noise Assessment prepared by RBA Acoustics, ref. 13549.RP01.PNA.3, rev 3; Heritage Statement prepared by Jon Lowe Heritage, ref. 00490, v.1; Fire Strategy Report prepared by Hilson Moran, ref. 35710-HML-XX-XX-

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- T10100, rev P01; 6569-RJA-ZZ-00-DR-A-10100, rev P01; 6569-RJA-ZZ-01-DR-A-10100, rev P01; 6569-RJA-ZZ-02-DR-A-10100, rev P01; 6569-RJA-ZZ-03-DR-A-10100, rev P01; 6569-RJA-ZZ-04-DR-A-10100, rev P01; 6569-RJA-ZZ-B1-DR-A-10100, rev P01; 6569-RJA-ZZ-XX-DR-A-10201, rev P01; 6569-RJA-ZZ-XX-DR-A-10202, rev P01; 6569-RJA-ZZ-XX-DR-A-10203, rev P01; 6569-RJA-ZZ-XX-DR-A-10301, rev P01; 6569-RJA-ZZ-XX-DR-A-20201, rev P06; 6569-RJA-ZZ-XX-DR-A-20203, rev P05; 6569-RJA-ZZ-00-DR-A-20100, rev P07; 6569-RJA-ZZ-01-DR-A-20100, rev P09; 6569-RJA-ZZ-02-DR-A-20100, rev P08; 6569-RJA-ZZ-03-DR-A-20100, rev P08; 6569-RJA-ZZ-04-DR-A-20100, rev P07; 6569-RJA-ZZ-B1-DR-A-20100, rev P08; 6569-RJA-ZZ-XX-DR-A-20202, rev P08; 6569-RJA-ZZ-XX-DR-A-20301, rev P08;

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-

The proposal involves the installation of plant at the roof level of the annex section, and within a lightwell of the main building occupying the corner plot. The plant is associated with the refurbishment works and part change of use from commercial to residential accommodation, granted under planning permission and listed building consent refs. 2023/4236/P and 2023/4410/L on

26/07/2024.

For the residential unit, the proposed external plant equipment comprises a heat pump located on the second floor roof. A heat pump condenser is proposed for the commercial office unit located in the lightwell to Guilford Street.

The proposed rooftop plant would have a very limited visibility from the public realm given its setback from the front elevation and positioning against the flank elevation of the roof comprising the office portion of the building.

The covering of the part of the lightwell on Guilford Street, where the proposed lower ground floor plant is to be located, was approved under planning permission 2023/4410/L and remains acceptable. The reconfiguration of this space from an internal kitchen/storage area, to an area accommodating plant, would have no discernible impact to the building's significance compared to the approved scheme ref. 2023/4410/L. The plant would continue to be concealed from view by the proposed metal grille covering the lightwell, which is a sensitive screening solution and has been used in many comparable properties.

The other proposed minor alterations to the building fabric, including the replacement of the existing dormer timber sash windows with like-for-like materials, will not adversely impact on the building's appearance or significance.

The Council's Conservation Officer has reviewed the proposals and considers them acceptable.

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

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest.

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

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

Daniel Pope
Chief Planning Officer