

Mr Patrick Flatley
3 Bede Island Road
Leicester
LE27EA

Application Ref: **2017/0018/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

21 February 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3-4 Guilford Place
London
WC1N 1EA

Proposal: Replacement of external emergency light fittings within basement lightwells and replacement of internal communal fire alarm system.

Drawing Nos: Site Location Plan; Design & Access Statement; Basement, Ground, First, Second and Third Floor Plans, dated 23/12/2016; Emergency Lighting Details; External Lighting Installation Locations; Serio Plus Radio Heat Detector Details; Zerio Plus Brochure; Zerio Plus Details; Zerio Plus Radio Call Point / Break Glass Unit Details; Zerio Plus Radio Sounder with LED Beacon; Vibro Pad Specification Details.

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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting consent:

3-4 Guilford Place is a Grade II listed building, formerly two townhouses. The buildings' interiors were heavily altered when the properties were laterally converted for use as Sheltered Housing for people over the age of 55 with a communal living room, office and staff live-in flat. The proposals involve the replacement of external emergency light fittings within the front basement lightwells and replacement of the internal communal fire alarm system, namely the installation of wireless interlinked smoke detectors, heat detectors, wireless manual call points and sounders and Vibropads to alert the residents which are hard of hearing in the event of a fire. The proposed works are considered to preserve the special interest of the listed building.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

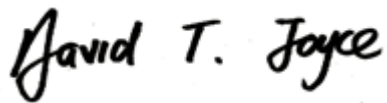
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020

7974 4444 or on the website
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities