

Application ref: 2019/2416/L  
Contact: Rose Todd  
Tel: 020 7974 3109  
Date: 1 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr S Singh  
55 Green Street  
Gillingham  
Kent  
ME7 1AE

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**81 Guilford Street**  
**London**  
**WC1N 1DF**

Proposal:

Proposed construction of internal fire lobby to provide fire rated means of escape access to comply with request from LFB/Building Control

Drawing Nos: Design and access statement

1106-F0-099 - Site plan

GS/SK07 - Proposed lobby plan and elevations

GS/SK01- Proposed ground floor 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:

Design and access statement  
1106-F0-099 - Site plan  
GS/SK07 - Proposed lobby plan and elevations  
GS/SK01- Proposed ground floor 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 Reasons for granting listed building consent (delegated):

81 Guilford Street is listed Grade II (14 May 1974). It is one of a terrace of 8 houses built by James Burton between c1793-1799. The terrace is 4 storeys and basements. No. 81 has been refronted in slightly lighter-coloured bricks.

As for many town houses built towards the end of the 18th century the architectural detailing of the front façade of the terrace is classical inspired. The double panelled front doors have round-arched front doorways with fluted surrounds with radial fanlights over. There is a plain stucco band at 1st and a stucco cornice at 3rd floor level. The window openings have reddened gauged brick flat arches to recessed sashes. At 1st floor there are balconies except at Nos. 79 & 82.

No. 81 has previously been the subject of a consented scheme to divide the property into a number of self-contained flats. This application is to ensure that the ground floor flat meets with current fire regulations with the installation of a small fire-tight lobby for the internal front door to the communal corridor.

The front ground floor flat within the main body of the house comprises two existing rooms - one front, one back. The back room has been divided to create a bedroom with an en suite bathroom. The living space and kitchen area are located within front room which remained undivided.

The installation of the lobby whilst alien to the original layout of the flat does not unduly harm the architectural significance of the building. It does however enable this apartment to comply with fire regulations.

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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page. The signature is fluid and cursive, with the letters 'D' and 'P' being the most prominent.

Daniel Pope  
Chief Planning Officer