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Subject: RE: Guilford Place former public conveniences and applications 2020/2265/P (Remove condition4 & vary condition 2 of 2015/6141/P) and 2020/2163/P (discharge of conditions 4, 5 and 6)

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi Adam

Thank you for your email.

As such the lighting strategy is to reinstate the lamps and lighting as stated in the original planning and listed buildings application and as already shown on drawing A110, the strategy being to reinstate the lighting as it would have been when the building was in use as a Public WC and as the scheme was intended on its opening in 1931.

The philosophy of the client is as follows.

‘The intention is that the WC should look like a WC in keeping with its original use. And then on investigation to reveal an unassuming hidden gem.’

Our understanding is that this assertion aligns with the Conservation Officer’s opinion view of the development from our previous discussions with her.

The site will reveal itself to the passer-by via the low level lighting in keeping with early 20th century London street scene. It is important that the glow from the pavement light roof structure is not overwhelmed by additional external lighting. That this in itself is the impulse and trigger for the unknowing to explore and interact with the site.

Further, from a listed buildings point of view, to provide additional light units that have not been applied for under the listed buildings application would entail unauthorised works to a listed building and to place any additional lighting would need to be dealt with under a separate listed buildings application with considerations to fixture type and cable management and therefore as things stands fall outside the possible scope for this planning application.

The lighting of the fountain would create further issues with ownership and require the placing of any fixtures or fixings to be in front of the fountain – it is just not feasible. The ownership boundary of the site is shown on the location plan and the placing of lighting will need to be set into the pavement and therefore in the domain of highways. It might be possible to silhouette the fountain but this would detract from the pavement light roof structure which is to be celebrated as a feature with heritage significance.

The listing specifically refers to the civic grouping of the fountain and the railings of the WC. Therefore the additions of additional lighting would impact on the relationship of the entrance lanterns, the up-lighting of the pavement lights and the door lighting present at the bottom of the steps which are at the centre of this civic grouping.

Therefore the only lighting to be added is as already shown on the approved drawings and the approved listed buildings applications, and we trust Condition 5 can be discharged as such without further delay.

If you have any further queries please let me know.

Kind regards

John