

Application ref: 2021/2199/L
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Date: 2 September 2021

Development Management
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BUF Architecture Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**79 Guilford Street
London
WC1N 1DF**

Proposal: Alterations to roof including amendments to existing rooflights and to interior of roof, trusses and ceiling.

Drawing Nos: Location Plan (A010-A-XX-DR-20-P001) Block Plan (A010-A-XX-DR-20-P002); Existing Drawings: AA A010-A-XX-DR-20-P130 B, BB A010-A-XX-DR-20-P131 B, A010-A-XX-DR-20-P115 A; Proposed drawings: AA A010-A-XX-DR-20-P130 D, BB A010-A-XX-DR-20-P131 C, A010-A-XX-DR-20-P115 C; Planning Statement for Roof Works (A010_10.01)

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 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 Reason for granting approval:

It is considered that the changes, which are shown on the now proposed roof plan and sections AA and BB do not effect the architectural or historic merits of the Listed Building. The two rooflights on the 'inward' facing roof slope of the V-shaped roof are of a sympathetic design and appearance. The Council's Conservation Officer has noted that consent has already been granted for substantial works to the roof structure, including large roof lights concealed from the street by curving ceilings. The Conservation Officer has assessed that the proposed works would have no harmful effects on the architectural or historic character of the Listed Building.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer