

Application ref: 2021/3132/L
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Date: 27 September 2021

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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:

Replacement of 3rd floor joists and additional joists to ground-2nd floors

Drawing Nos: Block plan, site location plan, planning statement rev A, Proposed drawings: A010 A XX DR 20-P131E, P130F, P121C, P114C, P120B, P115D, P113C, P112B, P111D, P110D, Existing drawings: A010 A XX DR 20-P030, P020, P031, P015, P021, P011, P014, P010, P012, P013

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:

Block plan, site location plan, planning statement rev A, Proposed drawings: A010 A XX DR 20-P131E, P130F, P121C, P114C, P120B, P115D, P113C, P112B, P111D, P110D, Existing drawings: A010 A XX DR 20-P030, P020, P031, P015, P021, P011, P014, P010, P012, P013

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 The site is a grade-II-listed townhouse of 1799 formerly converted to use as a nurses' home and making a positive contribution to the Bloomsbury Conservation Area.

The applicant wishes retrospectively to gain consent to strengthen floors which had been notched, by adding joists side by side at ground to second floors. The third floor joists have been replaced entirely. All floorboards were modern.

Proposals to clad external walls in stone and enlarge a basement opening are no longer desired by the applicant.

Opening-up works on the staircase are to be repaired with lath and plaster and party walls are to be lime plastered.

The original area doorway is to be widened to what appears to be its original dimensions.

A blockwork wall in the basement has been rebuilt in replica.

Because of the lack of internal features or plasterwork internal wall insulation is able to be used in this scheme without harm to historic fabric or internal character.

This permission relates only to the works described in the planning statement and the drawings have been read accordingly. Any other matters shown in the drawings are expressly not considered and therefore not consented by this permission.

If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no responses. Bloomsbury CAAC stated that it had no wish to object. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

- 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer