

Application ref: 2021/5156/L  
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Date: 18 January 2022

**Development Management**  
Regeneration and Planning  
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Simply Planning  
Suite 204  
Cheltenham House  
Temple Street  
Birmingham  
B2 5BG

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**4 Guilford Place  
London  
WC1N 1EA**

Proposal:

Internal alterations for the installation of new cabling for upgraded fire alarm and telecom system on all floor levels in communal corridors.

Drawing Nos: 100-215/(P)002; 100-215/(31)003 B; 100-215/(31)005 B; 100-215/(31)006 B; 100-215/(31)007 B; 100-215/(31)008 B; Covering Letter inclusive of a Design and Access and Heritage Statement (21st October 2021);

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:

100-215/(P)002; 100-215/(31)003 B; 100-215/(31)005 B; 100-215/(31)006 B; 100-215/(31)007 B; 100-215/(31)008 B; Covering Letter inclusive of a Design and Access and Heritage Statement (21st October 2021);

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.

The application building was originally a terrace of four houses built in the late 18th century by J Tomes and W Harrison. However the buildings have subsequently been laterally converted into flats with the main entrance through 4 Guildford Place. Internally there is little surviving historic fabric or remnants of the floor plan left so the special interest of the listed building lies primarily with its external elevations.

The proposed alterations are an upgrade to the existing warden telecom and fire alarm system and entail installing surface mounted trunking in the communal areas which will connect to existing system in each flat. A control cabinet will be installed in the ground floor office.

Given that the interior of the building of the building has been so heavily altered the proposals would not affect any feature or space of note and therefore the special interest of the building would be preserved.

The site's planning history was taken into account when arriving at 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 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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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 positioned above the typed name.

Daniel Pope  
Chief Planning Officer