
From: marianne jacobs-lim [REDACTED]
Sent: 22 May 2022 17:53
To: Nora-Andreea Constantinescu; Planning Planning
Cc: Bloomsbury Conservation Planning
Subject: OBJECTION 2022/1063/P 109-110 Guildford Street WC1 & 2022/1749/L

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OBJECTION 2022/1063/P 109-110 Guildford Street WC1 & 2022/1749/L

Hello Nora-Andreea,

The BCAAC objects to the above planning application regarding the two Grade II listed Georgian terraces at 109-110 Guildford Street, as it fails to preserve or better reveal the significance of the listed buildings as per the Town and Country Planning (Conservation Areas and Listed Buildings) Act 1990.

The proposals involve demolition, masking (covering up) of historic features, and alteration, especially in regards to the rear extension. The application makes constant referral to the buildings' function for a number of years as an HMO. Years ago, these listed properties were broken up, likely without the proper permissions, to create cramped and sub-standard accommodation. They have been left unattended and in poor shape for some time, with the front elevations being in particularly squalid condition. Rather than reinstate historic fabric or attempt repair or improvement to the poor condition of these buildings, the application seeks mainly to intensify the use - distinctly against the Camden Local Plan (Policy D1 Design) and detrimental to the special character of the conservation area. To have 15 bedrooms and then 2 self-contained units in the basement may mean that these 2 listed buildings could accommodate 20 people or even more in a pair of buildings intended to be occupied by a single family each.

The current plans do not aim to maintain, restore, or reinstate historic or architectural features in these Grade II listed properties but rather aim to modernise by hiding or masking historic features. There are no benefits to the building through restoration or repair despite their apparently dilapidated state. As such we consider the application to fail the tests as set out in the Act and associated Historic England guidance and object strongly.

Kind Regards,
Marianne Jacobs-Lim
on behalf of the Bloomsbury CAAC