

The Heritage Practice

10 Bloomsbury Way, London WC1A 2SL
+44 (0)20 3871 2951
www.theheritagepractice.com
info@theheritagepractice.com

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Planning Portal Submission
PP-12509690

October 2023

Dear Sir/Madam

64 Guilford St, London WC1N 1DD

Discharge of condition 4a/b (windows) and 4e (brickwork) of listed building consent dated 16 March 2023 (ref: 2022/3297/L)

Discharge of conditions 4a (windows) and 4c (brickwork) of listed building consent dated 16 March 2023 Ref: 2022/3039/P

Listed building consent

The relevant condition reads:

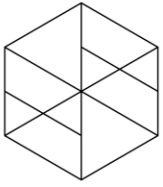
4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

e) Reuse the bricks from the existing extension with samples and/or manufacturer's details of new bricks for the extension -bricks to be laid in a bond to match the host building with a lime mortar and slightly recessed pointing (to be provided on site and retained on site during the course of the works).

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.



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Windows

We hereby submit a discharge of condition application to the highlighted conditions. Condition 4a and 4b are essentially the same and require details of all new windows.

The proposed details include:

Front elevation:

The existing window are to be retained and repaired except for the modern basement windows (widows WBF1 – WBF5, type6). This will be replaced with Type3

Rear Elevation

The rear façade has more of a random selection and condition of windows. All of which will need replacing except for modern window WFR3 and historic window WTR4 and WSR4 which are in fair condition.

Historic windows to be replaced include: WTR3; WSR3. These are in poor condition and will be replaced with Type 11 and Type 9 respectively.

The remaining windows to the rear façade are modern or new (new extension) and will be replaced to match Type 11.

Brickwork

We hereby submit a discharge of condition application for Condition 4e.

The condition requires samples and/or manufacturer's details of new bricks to be provided to the LPA for approval.

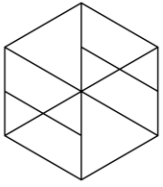
Manufacturer's details:

The new bricks would be:

- Wienerberger Smeed Dean weathered yellow stock facing brick. The bricks will be laid in Flemish bond to match the main building.



Image of the Wienerberger Smeed Dean



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Please note: The bricks would match the annotated on the approved drawings which state:

“Walls; Yellow London Stock brickwork, red brickwork soldier arches (rear), buff coloured lime pointing. Stucco ashlar render painted white (front). Clay tile creasing to parapet. Brickwork to be soot washed.”

As set out in on the approved drawings the new brick work would be soot-washed brick closet wing to match existing adjoining retained brick work.

It is also worth noting that the brickwork would match the existing approved brickwork to new extension at nos.66-67 Guildford Street approved as part of application ref: 2016/6640/L. This brick was Hammersmith London Stock, to be layed in Flemish Bond.

Planning permission.

The relevant condition reads:

4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

We hereby submit a discharge of condition application to the highlighted conditions. Condition 4a requires details of the new windows. Please refer to above. Condition 4c requires details of the new brickwork. Please refer to above