

Application ref: 2023/4623/L
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Date: 13 December 2023

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The Heritage Practice Ltd.
10 Bloomsbury Way
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
64-65 Guilford Street
London
WC1N 1DD

Proposal:
Discharge of conditions 4a (external doors), 4b (openings), 4c (windows) and 4e (brickwork) of listed building consent dated 16 March 2023 Ref: 2022/3297/L

Drawing Nos: ST-GU-183 Rev B, ST-GU-185 Rev A, ST-GU-187 Rev A, ST-GU-188 Rev A, ST-GU-189 Rev A, ST-GU-190 Rev A, Schedule ST-GU-182 Rev D Dated 09-Aug-23 Page 1 & 2, ST-GU-181 Rev A, ST-GU-186 Rev A, P5618 - 1400 & 1401 Rev A Dated Nov 23

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):

1 Reasons for granting permission:

Conditions 4a (external doors), 4b (openings), 4c (windows) and 4e (brickwork) of listed building consent 2022/3297/L, requires the submission and approval of details in respect to all new doors, all windows (including jambs, head, cill and glazing bar details), and specification details of all facing materials (bricks).

It is noted, planning permission 2023/4372/P dated 5 December 2023, granted Approval of Details relating to Conditions 4a and 4c (materials) of planning permission 2022/3039/P.

The information submitted for the subject application, 2023/4623/L, would be identical to the planning permission 2022/3039/P granted on 5 December 2023.

The Council's Conservation Officer has reviewed the details and confirms that the details are of appropriate design and materiality, are in accordance with what has been approved, and that they would preserve the character of the Listed Building and appearance of the Conservation Area.

The full impact of the development has been considered during the determination of the original application.

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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed details would not have a harmful impact on the appearance of the listed host buildings and streetscene or on the character of the conservation area.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the details are in accordance with policies D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4f, 4g, 4h of listed building consent 2022/3297/L granted on 16 March 2023 are outstanding and require details to be submitted and approved.

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