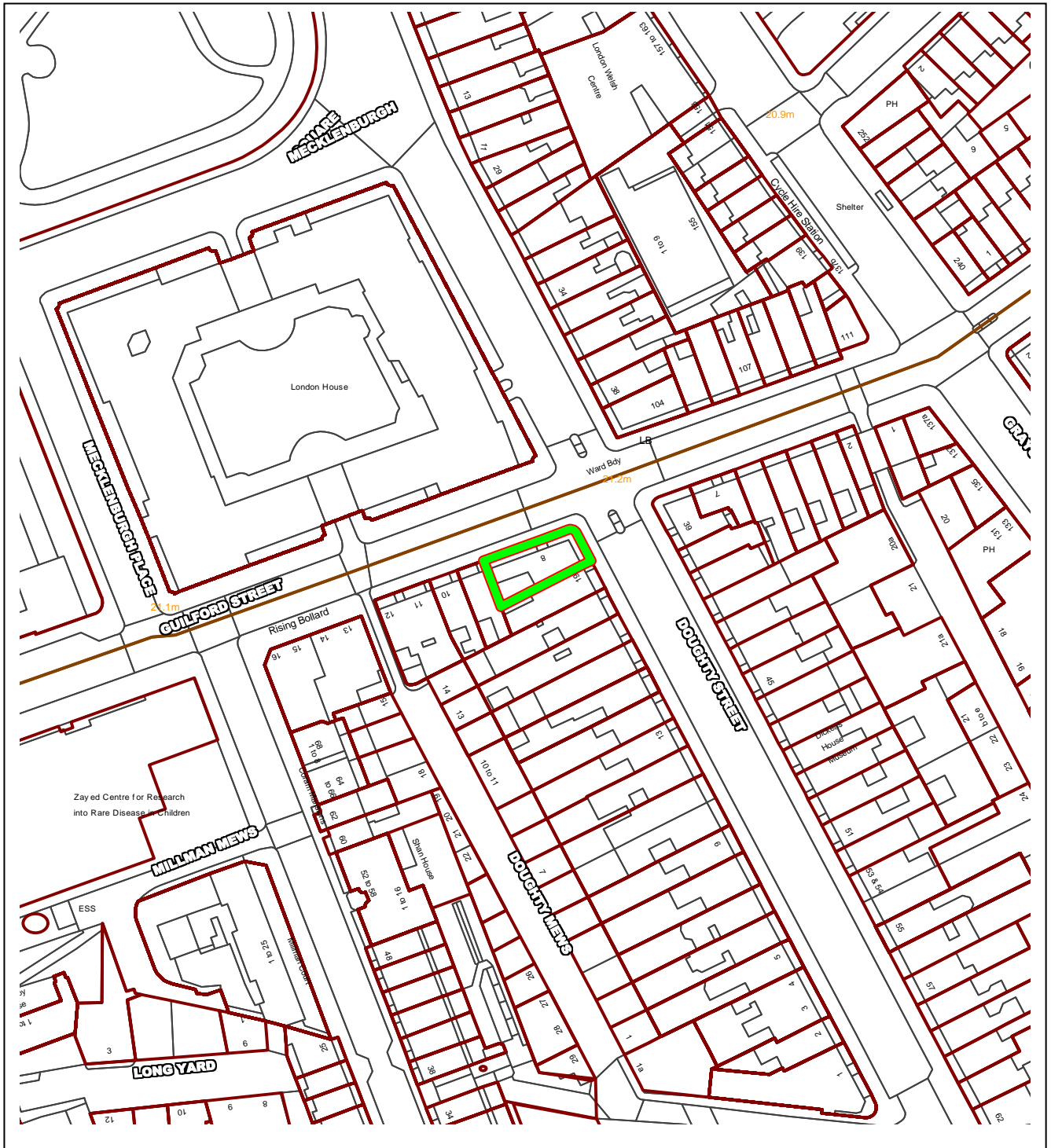


8 Guilford Street

2023/4236/P and 2023/4410/L



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Figure 1: Proposed Guilford Street elevation



Figure 2: Proposed section, viewed from the rear elevation to Guilford Street



Figure 3: Indicative outline of proposed rear extension



Figure 4: Existing view from the corner of Guilford Street and Doughty Street

Delegated Report		Analysis sheet		Expiry Date:		30/11/2023	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		19/11/2023	
Officer				Application Number(s)			
Brendan Versluys				1. 2023/4236/P 2. 2023/4410/L			
Application Address				Drawing Numbers			
8 Guilford Street London WC1N 1DA				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Part change of use from commercial floorspace (Class E) to a self-contained residential dwelling (Class C3), first floor rear extension, creation of dormer, insertion of two entrance doors on Guilford Street elevation, and various other external alterations as part of refurbishment of existing building.							
Recommendation:		<ol style="list-style-type: none"> 1. Grant conditional planning permission subject to a s106 legal agreement 2. Grant listed building consent 					
Application Type:		<ol style="list-style-type: none"> 1. Full Planning Permission 2. Listed Building Consent 					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>Site notice(s) were displayed near to the site on the 18/10/2023 (consultation end date 04/02/2023).</p> <p>A press notice was advertised 19/10/2024 (consultation end date 26/10/2023).</p>			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Bloomsbury CAAC:	<p>A letter of objection on behalf of the Bloomsbury CAAC was received on 30/05/2023.</p> <p><i>We ask that this application is refused. The exteriors facing the two streets - Guilford and Doughty - are to be little changed, beyond the addition of a front door to the Doughty Street extension. However there are major changes proposed to the rear elevation of the Doughty Street extension and these in our view represent overdevelopment: the objectionable changes follow the proposed division of the property into two - the larger corner building and the narrower Guilford Street extension.</i></p> <p><i>The covering over of the rear courtyard, currently ad hoc, should not be made more permanent. More importantly, the building should not be extended at first floor level or a balcony constructed at second floor. The proposed first floor extension fundamentally alters the original fabric. The extension at 1st floor and the balcony at 2nd floor both reduce the exterior space and they and the terrace at 1st floor level create fundamental overlooking problems in regard to the rear of 19 Doughty Street.</i></p> <p><u>Officer's response:</u></p> <p>Design and heritage effects are assessed in section 4 of this report.</p>			

Site Description

The application site accommodates a part four-level part three-level (plus basement) corner building. The building presents its front elevation to Doughty Street, and side elevation with main entrance and annex/outrigger to Guilford Street.

The subject building is one in a terrace of three houses that are Grade II Listed on the National Heritage List for England (No. 1245855).

The building was constructed c.1792-1800 with London yellow stock brick and has a stucco ground floor.

The front Doughty Street facing corner building has a slated mansard attic roof level with dormers. Street facing window joinery is fenestrated one-over-one pane sashes with gauged brick flat arches headers to the upper-level openings. Rear windows on the main building are the original six-over-six with some surviving historic glass. The main front entrance door on Guilford Street has a slightly projecting portico with Ionic pilasters carrying entablature surround.

In 1968 an additional story was added to the rear annex/outrigger that presents to Guilford Street, making the whole volume of the building three the storeys with basements. The annex/outrigger has a flat roof with continuous stucco moulded parapet line.

The building was previously used for office use and has been vacant for approximately one year.

The site is located in the Bloomsbury Conservation Area.

Relevant History

The planning history for the application site can be summarised as follows:

75783 - Erection of an additional storey over the back addition at the premises known as No.8, Guilford Street, St. Pancras, and the rebuilding of a portion of the main front well of the existing premises indicated by pink colour on the above-mentioned plan. **Granted 21/06/1939**

HB85 - The erection of a second-floor extension, the roofing of a light well, and various elevational alterations to No. 8 Guilford Street. **Granted 2/07/1970**

8701047 - Erection of an additional floor of offices on the Guilford Street frontage as shown on drawings numbered 1739/87/1 2 3 & 9 revised by letter dated 14th August 1987. **Granted 24/09/1987**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **H1** Maximising housing supply
- **H6** Housing choice and mix
- **H7** Large and small homes
- **A1** Managing the impact of development
- **E2** Employment premises and sites
- **D1** Design
- **D2** Heritage

- **CC1** Climate change mitigation
- **CC2** Adapting to climate change
- **T1** Prioritising walking, cycling and public transport
- **T2** Parking and car free development

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Energy efficiency and adaptation (2021)
- CPG Employment sites and business premises (2021)
- CPG Housing (2021)
- CPG Transport (2021)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The proposal

The application seeks to convert part of the building to a residential dwelling, erect an extension to the rear at first floor level and refurbish the remaining commercial floorspace, .

The proposal involves the change of use of part (170m²) of the existing commercial floor space (Class E) located within the annex/outrigger of the building (at Guilford Street) to a three-level plus basement residential dwelling.

A single storey extension at first floor level would be constructed at the rear of the building (outrigger) and sit atop the existing ground floor. A terrace would be formed above this extension and serve the second floor bedroom.

The dwelling would accommodate three bedrooms over the basement, ground, first and second floors, with the living area being located at ground floor.

New rooflights would be formed at the third floor roof level, and the ground floor (rear) roof level.

Two new doors would be formed in the Guilford Street elevation, one at ground and the other at lower ground floors, as access to the new dwelling. The dwelling would be separated from the remainder of the building, which would remain in office use.

The remainder of the building (approximately 314 sqm) would be refurbished with internal reconfigurations and alterations as part of the upgrade and refurbishment of the office space.

No dedicated cycle storage facilities are proposed for the new dwelling or office.

No external plant is proposed. The existing gas boiler would be replaced with an Air Source Heat Pump (ASHP) located internal to the building. The ASHP would utilise the existing flue that serves the gas boiler.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Land use
- Design and Heritage
- Energy & Sustainability
- Transport
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

3. Land use

Loss of office floor space

3.1. The building at the application site is used entirely as office space and has a total floor area of approximately 496.99m². It is understood the building became vacant in early 2023, shortly before the applicant's acquisition of the site, and accommodates low-grade office accommodation (Use Class E).

3.2. Policy E2 (Employment premises and sites) states that the Council will protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and

those that support the functioning of the CAZ (Central Employment Zone) or the local economy. Council will resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction:

- a) The site or building is no longer suitable for its existing business use; and
- b) That the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.

3.3. In relation to point (a), supporting text paragraph 5.37 explains that when considering whether there is potential for business use to continue, the following points will be considered:

- a) The suitability of the location for any business use;
- b) Whether the premises are in a reasonable condition to allow the use to continue;
- c) The range of unit sizes it provides, particularly suitability for small businesses; and
- d) Whether the business use is well related to nearby land uses.

3.4. While Policy E2 typically seeks to protect viable office floorspace, it is recognised that the refurbishment of the retained employment floorspace will secure the long-term and optimal use of the currently vacant employment floorspace. The existing employment floorspace is compromised as a consequence of the current internal layout and arrangements, including split level floors (between the Guilford Street Annex / Outrigger and the Doughty Street corner building) that do not provide accessible floorspace, and therefore represents poor quality accommodation that does not meet the needs of future users. In contrast, the proposed refurbishment and consolidation of the existing poor quality employment floorspace would respond to modern needs and also enhance the existing Grade II Listed building.

3.5. In addition and considered in conjunction with the above, given the minor reduction of employment floor space equates to approximately 27% of the existing employment floor space rather than the entirety of the accommodation, the conversion of office space to residential would be acceptable.

3.6. Lastly, the change of use to residential would reinstate the original use as the property was purpose-built as two separate residential properties, which is an important heritage consideration when considering the acceptability of the change of use.

Provision of housing

3.7. Policy H1 of the Local Plan states that self-contained housing is the priority land use for the Council. The proposed part change of use to provide a self-contained flats is in accordance with Policy H1. Doughty Street and Guilford Street generally have a residential character, with the terraces having originally been built for residential use, with many being converted to alternative uses over the intervening years. The proposed dwelling would therefore appropriately integrate within the context of the existing environment, with a predominant residential character.

3.8. Policy H7 seeks to provide a range of unit sizes to meet demand across the Borough. For market units, table 1 of the policy considers 1 bedroom/studios to have a lower priority, 2 and 3 bedroom units to be of high priority and 4 bedroom or more to be of lower priority. The proposal would provide a three bedroom dwelling.

3.9. The floor area of the proposed dwelling would have a generous floor area (183m²) and comfortably exceed the Nationally Described Space Standards minimum requirements of 108m² for a three bedroom dwelling over four floors.

3.10. Acceptable levels of outlook would be provided for the bedrooms and living areas.

3.11. All bedrooms and living areas have adequate access to sunlight and daylight, as confirmed in

the applicant's Daylight and Sunlight Report.

- 3.12. The provision of the first floor and second floor terraces would provide adequate outdoor living space for residents of the dwelling.
- 3.13. The proposed dwelling provides generous storage areas, in particular at the basement floor level.
- 3.14. For these reasons above, the proposed unit is considered to provide an acceptable standard of accommodation for future occupants and would be in accordance with policies H6 and D1.
- 3.15. Policy H4 ensures development maximises the provision of affordable housing. The Council will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more, and where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing. A sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity. The proposed GIA across the two flats would be 327.3sqm. For residential schemes, the rate for affordable housing payment-in-lieu is £5,000 per sqm GIA. The required payment therefore amounts to £36,600 (183m² is 2 x homes, therefore 4% affordable housing contribution. 4% of 183 is 7.32, and 7.32 x £5,000 is £36,600), which is secured via section 106 legal agreement.

Conclusion:

- 3.16. For these reasons above, the proposed part conversion of office space to residential, is considered acceptable.

4. Design and Heritage

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 4.2. With regard to the proposed conversion of part of the commercial building to a residential dwelling, and the associated alterations and additions, these are considered acceptable by Council's Conservation Officer. In particular:

Annex/outrigger

- The creation of the separate ground floor entrance to the new dwelling, while removing historic fabric, would be detailed with a square head so as to clearly presents as a secondary entrance to the main building and would be aligned with the ground floor window units so that the fenestration pattern of the side elevation remains balanced. The new door at lower ground floor (Guilford Street elevation) would be located where there is an existing window unit, so loss of fabric would be minimal, further with the loss of fabric occurring at secondary level that has limited/no streetscape visibility.
- The single-storey first floor rear extension (serving the new dwelling) is designed with a traditional fenestration pattern with the new timber framed joinery aligned with the existing upper units, and have a white painted brick cladding finish that matches the existing rear elevation of the annex/outrigger. The form, scale and materiality of the proposed rear extension would therefore be subservient and sensitive to the main host dwelling.

- The single-story first floor rear extension would have a traditional fenestration pattern with the new timber framed joinery aligned with the existing upper units, and have a white painted brick cladding finish that matches the existing rear elevation of the annex/outrigger. The form, scale and materiality of the proposed rear extension is therefore considered to be subservient and sensitive to the main host dwelling.

Main building

- The loss of any historic fabric, through the creation of new door openings at lower ground, second and third floor levels, would be minimal and not impact on any significant decorative features. The new openings will be located in historically appropriate locations and traditionally proportioned. In particular, on the ground floor level, the opening between the front and rear rooms will be reinstated to its traditional double door proportions which is considered a heritage benefit of the scheme.
 - Regarding the second floor bathroom, this has been designed as a contemporary “pod” where the facilities do not extend to the full ceiling height so that the original spatial proportions of the rooms can still be appreciated.
 - The conversion of the existing third floor mansard level hatch into a dormer widow will match the existing proportions and detail of the adjacent dormer on the Guilford Street elevation.
 - Specifically with regard to windows, all existing windows and secondary glazing to be retained, repaired and redecorated, including architraves, cills, panelled reveals and panels below windows. Where no secondary glazing exists, additional units will be installed. All existing skirting and cornices to be retained, repaired as necessary and repainted. No downlights will be added to the ceiling planes with all new lighting proposed to be surface mounted.
- 4.3. Overall, the majority of the proposed works to the Grade II Listed building will be located to secondary areas of lesser significance such that existing features that contribute to the buildings special architectural and historic interest will be preserved. Where additions and alterations do occur, they have been designed such that any harm to the form, fabric and planform will be minimal and sufficiently balanced by the heritage benefits of the scheme.
- 4.4. Externally the only visible change to the building from the public realm will be the addition of the dormer and secondary entrance door. These new joinery features have been appropriately designed such that the character and appearance of the Bloomsbury Conservation Area and setting of the listed building overall will be retained.
- 4.5. Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.16, s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

5. Transport

- 5.1. Policy T2 requires all new residential developments in the borough to be car-free. Parking is only considered for new residential developments where it can be demonstrated that the parking to be provided is essential to the use or operation of the development (e.g. disabled parking). It should be noted that Policy T2 is wide ranging and is not merely about addressing parking stress or traffic congestion. It is more specifically aimed at improving health and wellbeing, encouraging

and promoting active lifestyles, encouraging and promoting trips by sustainable modes of transport (walking, cycling and public transport), and addressing problems associated with poor air quality in the borough. Thus, car-free housing is required in the borough, regardless of any parking stress that may or may not locally exist.

- 5.2. The existing office space does not have any associated on-street parking permits. No dedicated onsite car parking is proposed for the new dwelling. The applicant has agreed for the dwelling to be 'car free', which would exclude the owner/occupier from obtaining any on-street parking permit for the dwelling. The 'car free' provision would be secured via a s106 legal agreement.
- 5.3. Policy T1 requires cycle parking facilities in the form of 2 x long-stay cycle spaces, to be provided for the new dwelling, in accordance with the London Plan. No cycle parking is proposed, mainly due to the spatial constraints from the existing building footprint. In lieu of providing on-site cycle parking, a cycle parking contribution of £1,440, towards the provision of a cycle hanger in the vicinity of the site, would be secured as part of a s106 legal agreement.
- 5.4. The existing office use does not have any on-site cycle parking and no cycle parking is required as part of the refurbishment as the office space is existing (and reducing in floor area). Notwithstanding, the two vaults fronting onto Doughty Street and accessed from the lightwell staircase, connecting to the office use at lower ground floor, could be used by employees as cycle storage.
- 5.5. Policy A1 on Amenity states in para 6.12 that 'Disturbance from development can occur during the construction phase. Council's Transport Officer has considered the scope of proposed work and considers it can be constructed without the need for a Construction Management Plan. Deliveries to the site can take place from the parking bays on Guilford Street or Doughty Street. Overall, construction effects would be acceptable and are not required to be managed via a CMP.

6. Energy and Sustainability

- 6.1. In line with policies CC1 and CC2, the Council will require development to incorporate sustainable design and construction measures. The applicant has proposed a number of sustainable design measures to be incorporated within the refurbishment and conversion works.
- 6.2. The existing building is served by a gas fired boiler to provide heat via conventional water filled radiators) and hot water. The proposal involves the replacement of the boiler with an ASHPs and condenser units to provide heating and cooling to the building. The heat pumps would have net zero emissions. The dwelling would also have opening windows to allow for natural ventilation.
- 6.3. All lighting can be replaced with new low energy fittings and lamps.
- 6.4. The potable water consumption of the building will be reduced through the specification of low water consuming fittings and water efficient appliances.
- 6.5. Due to the building being Grade II listed, there are constraints in implementing further significant sustainability improvements, such as building fabric upgrades or glazing upgrades, as part of the refurbishment and conversion works. Solar panels were considered however existing roofs would not likely have the structural integrity to house the panels.
- 6.6. Generally, the sustainability measures are commensurate with the nature and scope of the works proposed at this location.
- 6.7. The proposed development is therefore considered to accord with the sustainability outcomes sought by the Local Plan.

7. Amenity

- 7.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 7.2. The adjoining side property on Guilford Street (9 Guilford Street) does not have any windows facing onto the application site, and therefore would not be adversely affected by the proposed change of use to dwelling or the rear extension, The adjoining facing property on Doughty Street (19 Doughty Street) to where the residential use and rear extension is proposed, is used for office use only (not residential), whereby occupants are generally less sensitive to visual privacy effects and loss of sunlight/daylight.
- 7.3. Given the relatively modest height and depth of the rear extension occurring at first floor only and setback from the lightwell serving 19 Doughty Street, coupled with the adjacent use at 19 Doughty Street being for non-residential and the height of the existing second floor (remaining unchanged), the rear extension would not result in a significant reduction in sunlight and daylight to 19 Doughty Street.
- 7.4. Similarly, given the setback of the rear windows of the proposed dwelling from 19 Doughty and this adjacent property being used for non-residential purposes, any overlooking from the proposed dwelling into 19 Doughty would have negligible amenity effects.
- 7.5. Overall, the proposal would result in acceptable amenity effects.

8. S106 Legal agreement

- New house to be 'car free'
- Contribution to on-site cycle parking of £1,440
- Payment in lieu of affordable housing of £36,600

9. Recommendation

- 9.1. Grant conditional Planning Permission subject to a s106 legal agreement.
- 9.2. Grant Listed Building Consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 22nd January 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/4236/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Date: 18 January 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Knight Frank
Knight Frank
55 Baker Street
London
W1U 8AN

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
8 Guilford Street
London
WC1N 1DA

Proposal:

Part change of use from commercial floorspace (Class E) to a self-contained residential dwelling (Class C3), first floor rear extension, creation of dormer, insertion of two entrance doors on Guilford Street elevation, and various other external alterations as part of refurbishment of existing building.

Drawing Nos: T10099, rev P01; T10100, rev P01; T10101, rev P01; T10102, rev P01; T10103, P01; T20104, P01; T10201, rev P02; T10202, rev P02; T10203, rev P02; T10301, rev P01; T20099, rev P03; T20100, rev P03; T20101, rev P03; T20102, rev P03; T20103, rev P03; T20104, rev P02; T20201, rev P02; T20202, rev P03; T20203, rev P02; T20301, rev P03; T45099, rev P01; T45100, rev P01; T45101, rev P01; T45102, rev P01; T45103, rev P01; T74201, rev P01; T10100, rev P01; Design and Access Statement prepared by Rolfe Judd Architecture, rev 01, dated 26/09/2023; Sustainability / Energy Conservation note prepared by Rolfe Judd Architecture; Daylight & Sunlight Report prepared by eb7, dated 29/09/2023; Heritage Statement prepared by Jon Lowe Heritage dated September 2023; Light Proposal Reverse Ceiling Plans document prepared by Rolfe Judd Architecture, rev P01, dated 26/09/2023; Planning Statement prepared by Knight Frank, dated 4/10/2023; Sustainability Statement prepared by Quinn Ross Energy, rev 1, dated 28/11/2023

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- T10099, rev P01; T10100, rev P01; T10101, rev P01; T10102, rev P01; T10103, P01; T20104, P01; T10201, rev P02; T10202, rev P02; T10203, rev P02; T10301, rev P01; T20099, rev P03; T20100, rev P03; T20101, rev P03; T20102, rev P03; T20103, rev P03; T20104, rev P02; T20201, rev P02; T20202, rev P03; T20203, rev P02; T20301, rev P03; T45099, rev P01; T45100, rev P01; T45101, rev P01; T45102, rev P01; T45103, rev P01; T74201, rev P01; T10100, rev P01

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 4 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to occupation of the development, the applicant will have constructed and implemented all the measures contained in the Sustainability Statement prepared by Quinn Ross Energy, rev 1, reference P2787-SUS-01 and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with Policies G1, C1, CC1, CC2 and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 You are advised that this decision does not consent the installation of any external plant equipment. Any future installations would be subject to further planning permission.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Supporting Communities Directorate

Application ref: 2023/4410/L
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 18 January 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Knight Frank
Knight Frank
55 Baker Street
London
W1U 8AN

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 Guilford Street
London
WC1N 1DA

DECISION

Proposal:

Erection of first floor rear extension to provide additional residential floor space, insertion of a dedicated entrance for the residential dwelling from Guilford Street, replacement of existing mansard hatch with a new window, various other internal and external alterations as part of refurbishment of existing building.

Drawing Nos: T10099, rev P01; T10100, rev P01; T10101, rev P01; T10102, rev P01; T10103, P01; T20104, P01; T10201, rev P02; T10202, rev P02; T10203, rev P02; T10301, rev P01; T20099, rev P03; T20100, rev P03; T20101, rev P03; T20102, rev P03; T20103, rev P03; T20104, rev P02; T20201, rev P02; T20202, rev P03; T20203, rev P02; T20301, rev P03; T45099, rev P01; T45100, rev P01; T45101, rev P01; T45102, rev P01; T45103, rev P01; T74201, rev P01; T10100, rev P01; Design and Access Statement prepared by Rolfe Judd Architecture, rev 01, dated 26/09/2023; Heritage Statement prepared by Jon Lowe Heritage dated September 2023; Light Proposal Reverse Ceiling Plans document prepared by Rolfe Judd Architecture, rev P01, dated 26/09/2023; Planning Statement prepared by Knight Frank, dated 4/10/2023

The Council has considered your application and decided to grant 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: T10099, rev P01; T10100, rev P01; T10101, rev P01; T10102, rev P01; T10103, P01; T20104, P01; T10201, rev P02; T10202, rev P02; T10203, rev P02; T10301, rev P01; T20099, rev P03; T20100, rev P03; T20101, rev P03; T20102, rev P03; T20103, rev P03; T20104, rev P02; T20201, rev P02; T20202, rev P03; T20203, rev P02; T20301, rev P03; T45099, rev P01; T45100, rev P01; T45101, rev P01; T45102, rev P01; T45103, rev P01; T74201, rev P01; T10100, rev P01.

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.

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

- a) Cladding details/specifications for rear addition to the annex;
- b) Joinery details (1:25 sections, elevations, materials) for all new doors and window units.
- c) Joinery details (1:25 sections, elevations, materials) for all windows where new secondary glazing units are proposed internally.

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 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.

- 2 You are advised that this decision does not consent the installation of any external plant equipment. Any future installations would be subject to further 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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION