

Application ref: 2023/4236/P
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Date: 26 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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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

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted 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 following condition(s):

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.](https://www.gov.uk/appeal-planning-decision)

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer