

Application ref: 2025/0492/P  
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Date: 22 April 2025

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Knight Frank  
55 Baker Street  
London  
W1U 8AN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Nadfas House**  
**8 Guilford Street**  
**London**  
**WC1N 1DA**

**Proposal:**

Installation of plant at roof level and associated acoustic screen, installation of plant in rear lightwell, new dormer windows.

Drawing Nos: Plans: T10100, rev P01; 6569-RJA-ZZ-00-DR-A-10100, rev P01; 6569-RJA-ZZ-01-DR-A-10100, rev P01; 6569-RJA-ZZ-02-DR-A-10100, rev P01; 6569-RJA-ZZ-03-DR-A-10100, rev P01; 6569-RJA-ZZ-04-DR-A-10100, rev P01; 6569-RJA-ZZ-B1-DR-A-10100, rev P01; 6569-RJA-ZZ-XX-DR-A-10201, rev P01; 6569-RJA-ZZ-XX-DR-A-10202, rev P01; 6569-RJA-ZZ-XX-DR-A-10203, rev P01; 6569-RJA-ZZ-XX-DR-A-10301, rev P01; 6569-RJA-ZZ-XX-DR-A-20201, rev P06; 6569-RJA-ZZ-XX-DR-A-20203, rev P05; 6569-RJA-ZZ-00-DR-A-20100, rev P07; 6569-RJA-ZZ-01-DR-A-20100, rev P09; 6569-RJA-ZZ-02-DR-A-20100, rev P08; 6569-RJA-ZZ-03-DR-A-20100, rev P08; 6569-RJA-ZZ-04-DR-A-20100, rev P07; 6569-RJA-ZZ-B1-DR-A-20100, rev P08; 6569-RJA-ZZ-XX-DR-A-20202, rev P08; 6569-RJA-ZZ-XX-DR-A-20301, rev P08;

Supporting information: Plant Noise Assessment prepared by RBA Acoustics, ref. 13549.RP01.PNA.3, rev 3; Heritage Statement prepared by Jon Lowe Heritage, ref. 00490, v.1; Fire Strategy Report prepared by Hilson Moran, ref. 35710-HML-XX-XX-RP-O-360001, issue P03; Design and Access Statement prepared by Rolfe Judd, ref.

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 T10100, rev P01; 6569-RJA-ZZ-00-DR-A-10100, rev P01; 6569-RJA-ZZ-01-DR-A-10100, rev P01; 6569-RJA-ZZ-02-DR-A-10100, rev P01; 6569-RJA-ZZ-03-DR-A-10100, rev P01; 6569-RJA-ZZ-04-DR-A-10100, rev P01; 6569-RJA-ZZ-B1-DR-A-10100, rev P01; 6569-RJA-ZZ-XX-DR-A-10201, rev P01; 6569-RJA-ZZ-XX-DR-A-10202, rev P01; 6569-RJA-ZZ-XX-DR-A-10203, rev P01; 6569-RJA-ZZ-XX-DR-A-10301, rev P01; 6569-RJA-ZZ-XX-DR-A-20201, rev P06; 6569-RJA-ZZ-XX-DR-A-20203, rev P05; 6569-RJA-ZZ-00-DR-A-20100, rev P07; 6569-RJA-ZZ-01-DR-A-20100, rev P09; 6569-RJA-ZZ-02-DR-A-20100, rev P08; 6569-RJA-ZZ-03-DR-A-20100, rev P08; 6569-RJA-ZZ-04-DR-A-20100, rev P07; 6569-RJA-ZZ-B1-DR-A-20100, rev P08; 6569-RJA-ZZ-XX-DR-A-20202, rev P08; 6569-RJA-ZZ-XX-DR-A-20301, rev P08;

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 external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

1 Reasons for granting permission.

The proposal involves the installation of plant at roof level of the annex section, and within a lightwell of the main building occupying the corner plot. The plant is associated with the refurbishment works and part change of use from commercial to residential accommodation works, granted planning permission and listed building consent ref. 2023/4236/P and 2023/4410/L on 26/07/2024.

For the residential unit, the proposed external plant equipment comprises a heat pump located on the second floor roof. A heat pump condenser is proposed for the commercial office unit located in the lightwell to Guilford Street.

The proposed rooftop plant would have a very limited visibility from the public-realm given its setback from the front elevation and positioning against the flank elevation of the roof comprising the office portion of the building.

The covering of the part of the lightwell on Guilford Street, where the proposed lower ground floor plant is to be located, was approved under planning permission 2023/4236/P. The reconfiguration of this space from an internal kitchen/storage area, to accommodating plant, would have no discernible impact on the conservation area compared to the approved scheme under 2023/4236/P. The plant would continue to be concealed from view from street level by the proposed metal grille covering the lightwell, which is a sensitive screening solution and has been used in many comparable properties.

The proposed dormer to the external Guilford St elevation was approved under the extant permission ref. 2023/4236/P and remains acceptable. Other alterations include replacing the timber sash window in the existing lightwell facing side dormer which would match existing in terms of appearance.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and the listed building.

The proposal is not considered to cause any adverse impacts on the amenity

of adjoining residential occupiers. The Council's Environmental Health Officer is satisfied that the submitted acoustic submission will meet Camden Local Plan 2017 guidelines. Therefore, the proposed plant is acceptable in Environmental Health terms. Conditions are attached to ensure the plant would not lead to unacceptable noise and vibration impacts.

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

As such, the proposed development is in general accordance with Policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 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).
- 3 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.
- 4 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](http://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.

- 5 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73(2D) of the Town and Country Planning Act 1990:

If planning permission is granted under section 73, and a BGP was approved in

relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

**Phased development:**

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<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 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer