

Mrs Amineh Taghvaei  
Urban Roof Gardens  
Suite A  
42 Grove Mews  
The Grove  
London  
W5 5LH

Application Ref: **2011/4588/P**  
Please ask for: **Victoria Pound**  
Telephone: 020 7974 **2659**

20 December 2011

Dear Sir/Madam

### **DECISION**

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

#### **Full Planning Permission Granted**

Address:

**Ground Floor Flat**  
**106 Guilford Street**  
**London**  
**WC1N 1DP**

Proposal:

Erection of rear ground floor extension in courtyard in connection with existing flat (Class C3).

Drawing Nos: Site location plan; EX-01; PL-50; EX-02; PL-51; EX-06; PL-55; EX-03; PL-52; EX-05; PL-54 rev 1; EX-04; PL-53 rev 1; PL-56; PL-57;  
Chesney's fireplace detail (The Chandon Bolection) and photograph; un-numbered existing photographs.

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:

Site location plan; EX-01; PL-50; EX-02; PL-51; EX-06; PL-55; EX-03; PL-52; EX-05; PL-54 rev 1; EX-04; PL-53 rev 1; PL-56; PL-57;  
Chesney's fireplace detail (The Chandon Bolection) and photograph; un-numbered existing photographs.

Reason:

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

Informative(s):

- 1 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS13 Tackling climate change through promoting higher environmental standards and CS14 Promoting high quality places and conserving our heritage, and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP22 Promoting sustainable design and construction; DP24 Securing high quality design and DP25 Conserving Camden's heritage. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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