

Mr Nick Brindley
Gerald Eve LLP
7 Vere Street,
London,
W1G 0JB

Application Ref: **2010/3682/P**
Please ask for: **Max Smith**
Telephone: 020 7974 **5114**

29 October 2010

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 Subject to a Section 106 Legal Agreement

Address:
73 Guilford Street
LONDON
WC1N 1DK

Proposal:

Amendments to planning permission ref: 2009/5109/P (dated 12/07/2010) "Erection of a 4 storey over basement building to provide 7 residential units (4 x 1bed; 2 x 2 beds and 1 x 3 bed) following the demolition of 73 Guilford Street," to include an amended unit mix (4 x 1 bed 1 x 2 bed and 2 x 3 bed units), a lift, an additional window to the rear elevation, an enclosed roof terrace at third floor level, and a 'Juliet balcony' at first floor level.

Drawing Nos: Site location plan; PLA 200 rev A; PLA-201 rev A; PLA 100 rev E; PLA 101 rev D; PLA 102 rev B;
PLA 103 rev B; PLA 104 rev B; PLA 105 rev B; 'Proposed Section A-A' rev A.

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 shall be carried out in accordance with the



following approved plans Site location plan; PLA 200 rev A; PLA-201 rev A; PLA 100 rev E; PLA 101 rev D; PLA 102 rev B; PLA 103 rev B; PLA 104 rev B; PLA 105 rev B. 'Proposed Section A-A' rev A.

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

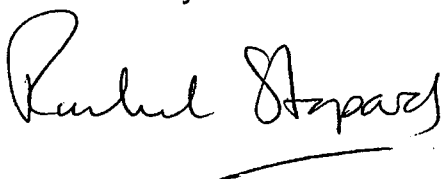
Informative(s):

- 1 You are advised that this planning permission amends the substantive permission 2009/5109/P dated 12/07/2010 and that all conditions attached to that permission continue to apply.
- 2 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD2 Planning Obligations, SD6 Amenity for occupiers and neighbours, SD9 Resources and energy, H1 New Housing, H7 Lifetime homes and wheelchair housing, H8 Mix of units, B1 General design principles, B6 Listed Buildings, B7 Conservation Areas, T3 Pedestrians and cycling, T7 Off-street parking, city car clubs and city bike schemes, T8 Car free housing and car capped housing and T12 Works affecting highways; the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS3 - Other highly accessible areas, CS6 - Providing quality homes, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change through providing 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 DP2 - Making full use of Camden's capacity for housing, DP3 - Contributions to the supply of housing, DP5 - Homes of different sizes, DP6 - Lifetime homes and wheelchair homes, DP16 - The transport implications of development, DP17 - Walking, cycling and public transport, DP18 - Parking standards and the availability of parking, DP19 - Managing the impact of parking DP21 - Development connecting to the highway network, DP22 - Promoting sustainable design and construction, DP24 - Securing high quality design and DP26 - Managing the impact of development on occupiers and neighbours. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard

Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.