

Miss Orla O Kane
OOK Architects
35 Marylebone High Street
London
W1U 4QA

Application Ref: **2013/3903/P**
Please ask for: **Christopher Heather**
Telephone: 020 7974 **1344**

18 March 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
67 Guilford Street
London
WC1N 1DF

Proposal:

Change of use from nurses hostel (sui generis) to 1x 3 bedroom, 1 x 2 bedroom and 2x 1 bedroom self contained residential units (Class C3) and associated works including the erection of a 2 storey part width rear extension and rear dormer.

Drawing Nos: Site location plan; 519-SP-002 P01; 519-PL-100 P01; 519-PL-101 P01; 519-SE-200 P01; 519-EL-300 P01; 519-PL-500 P01; 519-PL-501 P01; 519-PL-110 P01; 519-PL-111 P01; 519-PL-112 P01; 519-PL-113 P01; 519-SE-210 P01; 519-SE-211 P01; 519-SE-212 P01; 519-SE-310 P01; Design and Access Statement.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; 519-SP-002 P01; 519-PL-100 P01; 519-PL-101 P01; 519-SE-200 P01; 519-EL-300 P01; 519-PL-500 P01; 519-PL-501 P01; 519-PL-110 P01; 519-PL-111 P01; 519-PL-112 P01; 519-PL-113 P01; 519-SE-210 P01; 519-SE-211 P01; 519-SE-212 P01; 519-SE-310 P01; Design and Access Statement.

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

- 4 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the commencement of development details of measures to mitigate the impact of external noise levels on internal amenity shall be submitted to and approved in writing by the local planning authority.

The approved measures shall be implemented prior to first occupation of the development and shall be retained thereafter.

Reason: To ensure a suitable internal noise environment to protect the amenity of future occupiers and to accord with policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to the occupation of the units hereby approved the cycle spaces and refuse

storage shown at basement level on approved drawing 519-PL-110 P01 shall be provided in their entirety, made available, and retained as such thereafter.

Reason: To ensure that suitable refuse and cycling provision is available to the flats and to accord with policies CS18 of the London Borough of Camden Local Development Framework Core Strategy and DP17 of the London Borough of Camden Local Development Framework Development Policies.

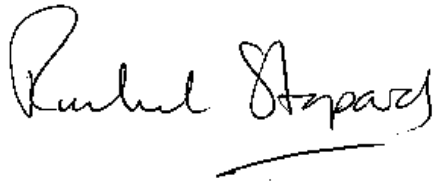
Informative(s):

- 1 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 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 The proposal would not result in the creation of 100sqm or more of additional floorspace. Therefore, there would be no liability for the Mayor of London's Community Infrastructure Levy (CIL).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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

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It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.