

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

Application Ref: **2013/3939/L**
Please ask for: **Christopher Heather**
Telephone: 020 7974 **1344**

18 March 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
67 Guilford Street
London
WC1N 1DF

Proposal:

Erection of a 2 storey part width rear extension, following demolition of existing, erection of a full-width rear dormer, and internal alterations and associated works in connection with 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).

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 All new work and work of making good shall be carried out to match the original



work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
 - a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 including corresponding floor plans and existing photos of doors to be removed.
 - b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings including corresponding floor plans and existing photos of windows to be removed.
 - c) Detailed drawings, or samples of materials of all new plaster work including mouldings, dado moulding and corncicing including corresponding floor plans and existing photos of the plasterwork to be removed.
 - d) Detailed drawings, or samples of materials of all new joinery including architraves, skirting and floorboards including corresponding floor plans and existing photos of joinery to be removed to be removed.
 - e) Samples and manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works.
 - f) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.
 - g) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

The relevant part of the works shall then be carried in accordance with the approved details

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades shall remain undisturbed and in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. Suitable protection shall be applied prior

to the commencement of development and remain in place for the duration of the works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All new partitions around the existing ornamental plaster mouldings shall be scribed and not directly intervene into the mouldings themselves.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 A method statement for cleaning/soot washing and re-pointing including proposed colour and texture of any new pointing shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the front face of the building, without the prior approval in writing of the Council.

Reason: In order to safeguard the special architectural and historic interest of the building and character and appearance of the Conservation 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.

- 7 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

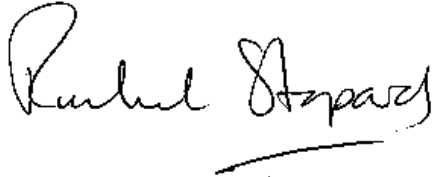
Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative(s):

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

Yours faithfully

A handwritten signature in blue ink that reads "Rachel Stopard". The signature is written in a cursive style and is positioned above a horizontal line.

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.