

Mr Peter Bovill
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2014/0063/L**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

26 September 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
80 Guilford Street
London
WC1N 1DF

Proposal:

Change of use from nurses hostel (Sui Generis) to residential (Class C3) to provide 5 flats (3 x 1 bed and 2 x 2 bed) with associated basement terrace and cycle & refuse storage, raising and replacement of roof, installation of 4 rooflights, alterations to fenestration, hard and soft landscaping and internal alterations to stairs and partition.

Drawing Nos: Site location plan; Existing drawing numbers 3316-004RevC; 1503RevF; 2130RevA; 6002; 6007. Proposed drawing numbers: 3316-1413RevM; 1600; 2230RevL; 4030; RevE; 6003; 6004; 6005RevB; Heritage Statement by Montague Evans Dec 2013; Structural Report by Kirk Saunders Aug 2013; BREEAM domestic Refurbishment report by GWP; Noise Assessment by Hawkins Dec 2013; Daylight/Sunlight Assessment by Hawkins Dec 2013; Construction Details and Features Parts 1 & 2 dated May 2014 & Noise level feasibility study dated April 2014.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:



- 1 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.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

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 The works hereby approved are only those specifically indicated on the drawings referred to above.

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.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall,

Argyle Street, WC1H 8EQ.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment