

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

Application Ref: **2014/6954/P**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

25 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
80 Guilford Street
London
WC1N 1DF

Proposal:
Details of condition 6 (a method statement for cleaning/soot washing and re-pointing) of planning application ref 2013/8203/P granted on 25/09/2014 for 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 and hard and soft landscaping.

Drawing Nos: Site location plan; brick cleaning and soot wash method statement by Stone and Brick Limited.

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

Informative(s):

- 1 Reasons for granting listed building consent:



The proposed soot washing sample would provide an even tone and consistent finish which would enhance the character and appearance of the building and special interest of the wider grade II listed terrace and therefore the character and appearance of the Bloomsbury Conservation Area.

The requirements of condition 6 of the planning permission are therefore met by this submission.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that all conditions in relation to planning permission (Ref: 2013/8203/P) granted on 25/09/2014 which require the submission of details, have been discharged.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment