

Ms Orla O Kane
OOK Architects
119 Farringdon Road
London
EC1R 3DA
United Kingdom

Application Ref: **2015/6457/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

10 February 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
67 Guilford Street
London
WC1N 1DF

Proposal:

Variation to listed building consent 2013/3939/L dated 18/03/2014 for conversion into residential units with reconstruction of rear closet wings and full width rear dormer namely to convert the approved 3-bedroom residential unit on the lower and upper ground floor into two x 2-bedroom residential units including infill extension to rear lower ground floor and alterations to layout of 3rd and 4th floor residential unit.

Drawing Nos: Site Location Plan; 519A-PL-100 P01; 519A-PL-101 P01; 519A-PL-102 P01; 519A-SE-200 P01; 519A-SE-201 P01; 519A-EL-300 P01; 519A-PL-110 P01; 519A-PL-111 P01; 519A-PL-114 P01; 519A-SE-210 P01; 519A-SE-211 P01; 519A-EL-310 P01.

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 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.

- 3 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.

- 4 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.

- 5 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.

- 6 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.

- 7 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.

Informative(s):

- 1 The proposed scheme proposed minor revisions to listed building consent approved on 18/03/2014 (ref: 2013/3939/L).

As established as part of the assessment of the previous scheme the special interest of the building has been significantly reduced due to the past alterations and neglect. As a result the special interest of the listed buildings now largely resides in their external character and appearance - the value the facades make to the architectural composition of the terrace as a whole, including appreciation of the proportions of the front rooms; and staircase compartments. This is the principle has been established on similar buildings along the street which have the same history as these.

The building is on the At Risk Register and has been since 2002. The long term and secure reuse of the sites should be given considerable weight when determining the application. The current applicants have committed to completing the proposed works expediently to prevent further deterioration of the building.

The main changes include improving the original layout at basement level by removing the bathrooms to the main rooms and changing the internal layout at 3rd and 4th floors. The proposal would also retain the existing outriggers to the ground and first floor. The proposal would preserve the elements of the building, outlined above, which make up its special interest special interest of the grade II listed building.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

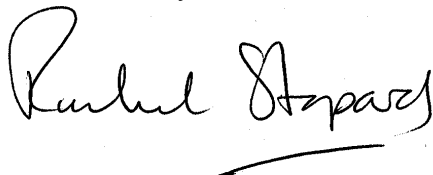
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2015, and paragraphs 14, 17 and 126-141 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment