

Mr. Philip Atkinson
Orbit Architects
83 Blackfriars Road
London
SE1 8HA

Application Ref: **2016/0063/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

24 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
81 Guilford Street
London
WC1N 1DF

Proposal:

Listed building consent is sought for minor variations to listed building consent approved on 12 February 2014 (ref: 2013/5817/L) including revised design of the new balconies and garden steps; change from painted brick work to render within the rear courtyard; external wall lights and rear and conservatory extension line is slightly angled to follow the plot shape where the approved plans denote a straight line.

Drawing Nos: Site location plan: 1106-D0-100 P10; D0-302-P5; D0-200-P4; D0-101-P8; D0-300-P9; D0-301-P9;

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 condition(s) 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 drawing(s) 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 Reasons for granting listed building consent:

Listed building consent is sought for minor variations to listed building consent approved on 12 February 2014 (ref: 2013/5817/L) including a revised design for the new balconies and garden steps; change from painted brickwork to render within the rear courtyard; installation of external wall lights and an alteration to the floor plate of the conservatory extension, with the building line slightly angled to follow the plot shape, whereas the approved plans denote a straight line. The minor changes are not considered to impact on the special interest of the grade II listed building given its recent poor state of repair due to long term neglect.

The site's planning history was taken into account when coming to this decision. No other 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

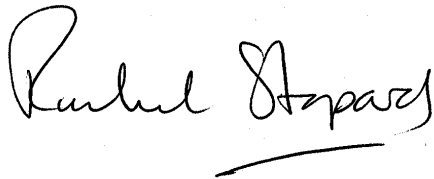
the London Plan 2015, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form, and shall only be read in the context of the substantive listed building consent permission granted on 12 February 2014 under reference number 2013/5817/L and is bound by all the conditions attached to that consent.

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