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Application Ref: **2016/4353/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

18 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Former Public Conveniences  
Guilford Place  
London  
WC1**

Proposal:  
Replacement of pavement light roof.  
Drawing Nos: A100; A101; A102; A103; A104; A106; A108; A109; NAG-P150-100; Design  
& Access Statement (dated August 2016); Heritage Statement (dated October 2015);  
Condition Survey (dated 13 May 2016); Pavement light photo; New Age Glass Report  
(dated 17 March 2016); Craddys Report (dated 2 September 2016).

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: A100; A101; A102; A103; A104; A106; A108; A109; NAG-P150-100; Design & Access Statement (dated August 2016); Heritage Statement (dated October 2015); Condition Survey (dated 13 May 2016); Pavement light photo; New Age Glass Report (dated 17 March 2016); Craddys Report (dated 2 September 2016).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 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: To safeguard the appearance of the premises and the character of the immediate area and 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 permission

The application site is the vacant former underground WCs at Guilford Place. The Council is currently determining planning and listed building consent applications to change the use of the building from public conveniences (sui generis) to shop and restaurant use (Class A1), including internal alterations to reconfigure the internal layout and combine the two separate halves of the building (application references 2015/6141/P and 2015/6885/L).

During the course of determining the abovementioned applications, the pavement light roof has collapsed when the retaining mesh was removed from the underside of the roof system during investigation works. This application therefore seeks solely to replace the pavement light roof.

It is clear that the existing structure is no longer capable of performing its role and there is clearly a need for the entire roof structure to be replaced with a permanent solution. The building is on Historic England's Heritage at Risk Register and insofar as the proposed works will make the building structurally sound and watertight (to enable further works in the future to bring the building back into use, subject to the relevant permissions), the proposal is supported.

With the assistance of Historic England, a new structural system has been developed using steel beams for support infilled by a new pavement light design which is a close match to the original. It is considered that the use of exposed steel rather than concrete reinforced steel as original is in keeping with the special interest of the grade II listed structure.

Due to the nature of the proposed works, it is not considered that the proposal would cause undue harm to the amenities of nearby and neighbouring properties.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

- 2 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.
- 3 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->

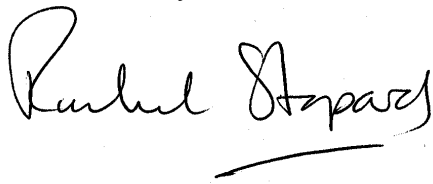
contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

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

Rachel Stopard  
Executive Director Supporting Communities