

James Dexter  
Dexter Building Design Ltd  
Unit 5  
Victoria Grove  
Bedminster  
Bristol  
BS3 4AN

Application Ref: **2015/6885/L**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

27 July 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Former Public Conveniences**  
**Guilford Place**  
**London**  
**WC1N 1EA**

Proposal:

Various alterations, including creation of 2 openings in central spine wall, replacement of entrance doors and other internal and external works, in connection with a change of use from former public convenience to retail/restaurant

Drawing Nos: A101(dated 24/11/2016); A102 (dated 05/09/2017); A103 (dated 24/11/2016); A104; A105 (dated 24/11/2016); FIXING DETAILS; A109; A110; A111 (dated 04/03/2017); A112; 16841; Design & Access Statement (dated Oct 2015); Report of the survey of the property (dated 12/05/2016); Repair Schedule (undated); Condition Survey Report (dated December 2016); Heritage Statement (dated December 2016); Letter from Mosaic Tile Company (dated 10/02/2017); Quote from Mosaic Tile Company (dated 15/02/2017); Environmental Noise Survey report (dated 02/05/2017); Circular Duct Fan details; Purified Air details; Odour Risk Assessment

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 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.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings at a scale of 1:10 of all new doors.

b) Plan, elevation and section drawings at a scale of 1:10 of repairs to the railings and hand rails.

c) Details of external louvre to serve extraction fan

d) Details of repairs to the coping stones and plinths

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 D2 of the Camden Local Plan 2017.

- 4 Details of the retention / replacement of glazed tiles, including a method statement and samples of replacement tiles, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 D2 of the Camden Local Plan 2017.

- 5 No works shall take place until the implementation of a programme of building recording and reporting in accordance with a Written Scheme of Investigation

(WSI) which has been submitted by the applicant and approved by the local authority in writing has been secured. No development shall take place other than in accordance with the approved WSI and the resultant record is to be deposited with the Local Planning Authority in an archival form.

Reason: To safeguard the identification and recording of features of historic interest associated with the fabric of the building in accordance with the requirements in accordance with Policy D2 of the Camden Local Plan 2017.

- 6 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 D2 of the Camden Local Plan 2017.

#### Informative(s):

##### 1 Reasons for granting permission

The application building, a disused, late C19th public convenience, sited on a traffic island, is grade II listed and is currently on Historic England's Heritage at Risk Register due to its deteriorating condition. The reuse of the building is welcomed in heritage terms as it has been vacant for many years and is currently in a poor state of repair. The proposal seeks to create a restaurant, primarily serving noodles, but also offering take-away coffees.

The exterior walls of the building have been subject to vehicle strikes in the past, and the railings suffered WWII bomb damage. The proposal seeks to repair and restore these features. Otherwise, externally, the building will remain unaltered, except for the installation of new entrance doors, to replace the existing steel security doors (which are non-original); and also the installation of a small louvre on the rear (southern) side of the above-ground structure, to serve the extraction system. A condition will secure full details of these works prior to their commencement,

Internally, the building retains some joinery, including original panelled doors to the attendant's office and the cubicles, as well as glazed tiles lining the walls. The proposal seeks to retain the attendant's office door and the framework between the former cubicles, but the separating panels between the cubicles would be removed to allow the creation of dining booths. A survey of the tiles has been undertaken which shows that many, if not all, are beyond repair. It is therefore proposed to re-clad the entire stepped entrances with replica tiles after implementation of a suitable tanking system to the supporting walls, and addition of expansion joints in the new tiling. Internally, it is proposed to restore two areas where structural failure is less evident and the integrity of the original tiling less affected. One area is the

spine wall between the adjacent conveniences; completely clad with original and replica tiles, this would act as a feature wall and a memento of the original finish of the toilets. The other internal area retaining less damaged original tiles is located on the southern wall of the ladies section. All other areas of tiling would be removed and replaced with replica tiles. A suitable condition will ensure that the final methodology for the repair / replacement of tiles is agreed in writing prior to the commencement of works, and that samples of all replacement tiles are submitted for approval also.

Currently, the two halves of the building are physically separate. Part of the central wall would be retained, to provide a sense of the original layout. An opening would be formed at the northern end and a counter would be installed along the rear (northern) wall. The former attendants' offices (in each corner) would be converted to a preparation area and a store.

At the southern end, the existing opening from the former male area into the store would be widened and an internal wall within the former ladies section would be removed. The urinals would be retained in situ. One (badly damaged) urinal would be boxed in; the other 6x would have a shelf installed above. This is welcomed in terms of retaining a sense of the history of the building. In the former ladies section, a counter would be installed on the wall and the former store would be converted to a toilet.

A condition will ensure that a programme of building recording and reporting is undertaken prior to works commencing, in order to safeguard the identification and recording of features of historic interest associated with the fabric of the building.

This application originally sought to replace the roof of the building; however, in the meantime those works have been completed under listed building consent reference 2016/4431/L.

- 2 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.

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.

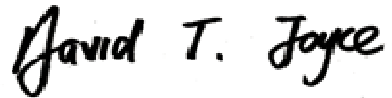
The proposed development is in general accordance with Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the provisions of the National Planning Policy Framework 2012.

- 3 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.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce  
Director of Regeneration and Planning