

Harry Whittaker
CDA
Lower Ground Floor 7 Pierrpont Street
Bath BA1 1LB

Application Ref: **2017/6893/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974

25 January 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat C
108 Guilford Street
London
WC1N 1DP

Proposal:

Proposed internal alteration and refurbishment works

Drawing Nos: Application Form, Location Plan, Design and Access and Heritage Statement, Existing and Proposed Sections AA, Existing Plans, Proposed Plans, Existing Stair Detail, Proposed Stair Detail, Proposed Cornice

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 development hereby permitted shall be carried out in accordance with the following approved plans: Application Form, Location Plan, Design and Access and Heritage Statement, Existing and Proposed Sections AA, Existing Plans, Proposed Plans, Existing Stair Detail, Proposed Stair Detail, Proposed Cornice

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 4 Notwithstanding the approved drawings, the cornice in the front room at second floor level shall remain insitu and shall not be covered by the proposed replacement cornice.

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):

- 1 108 Guilford Street forms part of a terrace of six, built circa. 1792 - 1800 by property developer James Burton. The building is set over three floors with basement and attic storeys. It is constructed of multi-coloured stock bricks with a stucco ground floor.

The proposals involve the removal of later additions to the top two floor, including unsympathetic flooring, unpanelled doors, a modern fireplace and kitchen and bathroom furniture. All historic fabric is to remain in-situ.

Within the proposals new timber floors are laid on the second floor. The floor will be laid on top of an acoustic layer on top of the historic floorboards. The new floor will not be fixed to the historic floor boards, there will therefore be no harm to the historic fabric and the alterations will be reversible.

The banister leading to the attic storey will be slightly altered, this is to ensure the stair case is safe. The newel post and verticals are extended and the original handrail reused. All historic fabric is retained with minimal intervention.

The proposed fireplace, whilst considered to be slightly too ornate for the room, is an improvement on the existing and is therefore considered acceptable.

The proposals to replace the cornice in the front room of the second floor are not considered acceptable. The historic cornice remains, and although covered

partially by the ceiling plaster, should remain in situ. A condition will be added to the consent preventing this work from going ahead.

The replacement of the internal doors to the attic storey is acceptable.

New kitchen and bathroom furniture is installed within the scheme. This is considered acceptable.

The proposals will not harm the special historical and architectural interest of the building, I therefore recommend the application is approved.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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.
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

2017/6893/L

David T. Joyce

David Joyce
Director of Regeneration and Planning