

Application ref: 2018/0149/P
Contact: Laura Hazelton
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Date: 19 March 2018

Development Management
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Haines Phillips Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1 Guilford Street
London
WC1N 1DR**

Proposal: Replacement of existing shopfront with new ground floor fenestration to match adjacent terrace, reinstatement of original front lightwell and railings.

Drawing Nos: PPL 01, PPL 02, PPL 03, PPL 04, PPL 05, PPL 06, PPL 07, PPL 08 and Design and Access Statement no: 3909 dated February 2018.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the

following approved plans: PPL 01, PPL 02, PPL 03, PPL 04, PPL 05, PPL 06, PPL 07, PPL 08 and Design and Access Statement no: 3909 dated February 2018.

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

Informatives:

1 Reasons for granting permission.

Although the proposals include the change of use from a café (retail A1 use) to professional/financial services (A2 use), this constitutes permitted development and is therefore not under consideration as part of this application. Permission is sought for associated alterations to the existing café shopfront and external terrace, and the reinstatement of the original front lightwell and railings to match the appearance of the adjoining terrace of properties.

The existing glazed shopfront, which does not appear to be historic nor of particular architectural merit, would be removed and bricked up with soot-washed London stock brick to match the existing façade. Two new sash windows and a new front door would be installed to match the appearance and detailing of nos. 3, 4, 5 and 5 Guilford Street. The original lightwell would be re-opened and traditional black metal railings installed which would match the appearance of those seen elsewhere on the street.

Overall, the alterations are considered sensitive changes which would preserve and enhance the character and appearance of the host building and this part of the conservation area.

Although the front lightwell would be opened up, this area was previously used for outside seating within the curtilage of the property, and consequently there would be no impact on the existing pavement width or ease of pedestrian flow.

The works are in close proximity to a nearby Grade II listed bollard flanking the other side of the entrance to Brownlow Mews; however, the proposed works are not considered to impact or cause harm to the setting of the listed structure.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

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).

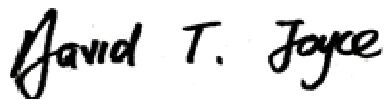
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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

David Joyce
Director of Regeneration and Planning