

Mr Lukasz Gruszczynski
Modulor Studio
5a Iliffe Yard
London
SE17 3QA

Application Ref: **2018/1475/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

3 July 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
67 Guilford Street
London
WC1N 1DF

Proposal:
Minor changes to approval of details pursuant to condition 3G (upgrading works) of listed building consent dated 10 October 2016 (2016/4864/L) with respect to details the replacement of the front lightwell stair balustrade.

Drawing Nos:

The Council has considered your application and decided to grant Approval of Details (Listed Building) 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:

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.

Informative(s):

- 1 Consent is sought for minor changes to approval of details pursuant to condition 3G (upgrading works) of listed building consent dated 10 October 2016 (2016/4864/L) with respect to details of a set of new basement door and the replacement of the front lightwell stair balustrade.

3G - A new metal balustrade and handrail is required for enclose the lightwell staircase. The existing balustrade was missing the majority of its balustrades and is in very poor and the uneven steps of the existing stair would not allow for 2 No. spindles to bear on top of each tread at equal centres with even relationships to each steps and would have resulted in an uncoordinated and unsightly installation. In light of this the balustrade has been fabricated in a side fixed configuration to allow a coherent installation with equal spindle spacing in compliance with the Building Regulations.

The size and design of the new details are accurate and would enhance the character and special interest of the listed building.

There were no responses to public consultation which was undertaken through a site notice and press notice.

The site's planning history has been taken into account when making 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

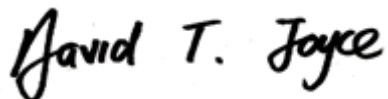
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 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 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

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