

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

Application Ref: **2018/1474/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:
66 Guilford Street
London
WC1N 1DF

Proposal:

Minor changes to approval of details pursuant to condition 3A (doors) & 3G (upgrading works) of listed building consent dated 10 October 2016 (2016/4863/L) with respect to details of a set of new basement door and the replacement of the front lightwell stair balustrade.

Drawing Nos: 16009_SK163; SK156; 16009 PL 423; 16009 PL SK200.

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 3A (doors) & 3G (upgrading works) of listed building consent dated 10 October 2016 (2016/4863/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 condition. The size and design of the new details are accurate and would enhance the character and special interest of the listed building.

3A - A new modern metal and glass screen was to be installed at lower ground floor level. This is to be replaced with a timber stud and plaster wall. The works is a new addition to the property. The change of design would not affect the plan form or appreciation of the space or result in removal of historic fabric. No objection is raised to the proposed change.

At ground floor level to the new entrance door to the ground/lower ground floor apartment and cannot be built as approved with affecting the position of the retained door opening. This is now to be narrowed with matching detailing. The narrower opening would retain the ability to appreciate and recognise the historic plan form of the former townhouse and would preserve the 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

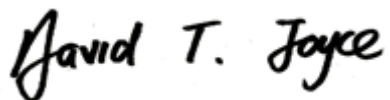
Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that all conditions in relation to Listed building consent 2016/4863/L dated 10/10/16 which require the submission of details, have been discharged.

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