

Application ref: 2017/3426/L  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 27 February 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Former Flat 1**  
**81 Guilford Street**  
**LONDON**  
**WC1N 1DF**

Proposal:

Erection of part-replacement single storey rear extension and internal alterations

Drawing Nos: 000; 001; 010; 020; 030; 040; 050; 051; 060; 070; 080; 110; 120; 130;  
140; 150; 151; 160; 170; 180; 210; GS/SK01 (dated 8.10.18); GS / SK02 (dated  
28.10.18); GS/SKO3 (dated 8.10.18); Design & Access Statement (May 2017)

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: 000; 001; 010; 020; 030; 040; 050; 051; 060; 070; 080; 110; 120; 130; 140; 150; 151; 160; 170; 180; 210; GS/SK01 (dated 8.10.18); GS / SK02 (dated 28.10.18); GS/SK03 (dated 8.10.18); Design & Access Statement (May 2017)

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 Reasons for permission

The proposed single storey rear extension would replace an existing conservatory that relates poorly to its context. It would take the form of a lightweight glazed structure and would appear as a distinct and reversible addition to the property. It is therefore considered to be an improvement in terms of design quality and sensitivity to its historic context. The listed terrace demonstrates various alterations and additions to the rear elevation with several larger two and three storey extensions evident. It is therefore not considered that the proposed extension would interrupt the pattern of rear development.

At ground floor level, bathroom facilities would be installed as an en-suite within the rear bedroom. To avoid this harming the spatial quality and historic plan form which could arise from inserting a bathroom in-between the living area and bedroom, the bathroom has been designed as a piece of fitted joinery with panelled jib door and skirting to match existing detail. Details of the new servicing relating to the en-suite and kitchenette has been provided and found to be acceptable.

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 2013.

No objections were received prior to making this decision. The site's planning history has been taken into account.

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 National Planning Policy Framework

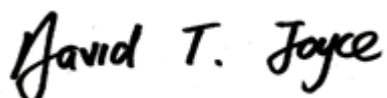
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Director of Regeneration and Planning