

Application ref: 2017/3223/P
Contact: Kristina Smith
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Date: 27 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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RUF Properties Ltd.
c/o CBW
66 Prescott St
Whitechapel
London
E1 8NN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

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

Proposal:

Conversion of a 3-bed unit in to 2 flats (1x 3-bed and 1x 1-bed) (Class C3); erection of a single-storey rear extension at ground floor level.

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 permission subject to the following condition(s):

Condition(s) and Reason(s):

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

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to retain the existing 3-bed unit at lower ground and ground floor levels and introduce a 1-bed unit at ground floor level. Both units would comply with national space standards and would be dual aspect, providing acceptable levels of daylight, outlook and ventilation.

The part-replacement single storey rear extension would retain the existing width of the extension but extend further into the garden to meet the building line established by no.79 Guilford Street and would therefore not interrupt the pattern of rear development along the building group. By virtue of the existing perimeter walls it would not be perceived as a bulky addition to the property. Further down the terrace, there is evidence of more substantial extensions including two and three storey additions. Although the extension would occupy more of the rear garden, officers consider that an acceptable amount of amenity space would remain for the flat. The extension would be a lightweight glazed structure and appear as a distinct and reversible addition that represents an improvement in design quality and sensitivity to historical context compared to the existing conservatory.

To prevent increased parking pressures in the surrounding area, and to promote sustainable methods of transport, the new 1-bed unit would be car-free which would be secured via a s.106 agreement. Five cycle spaces would continue to be provided in an enclosed and secure location at lower ground floor level.

The proposal is considered to preserve the character and appearance of the conservation area.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and

Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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.

The increased massing of the extension would have no impact on the amenity of adjoining residential occupiers. The garden space of the 3-bed flat would lead to close views of the rear bedroom window of the 1-bed flat; however this is considered to be acceptable on balance given that measures could be taken to mitigate this by a future occupier.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, H1, A1, T1, T2, 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.

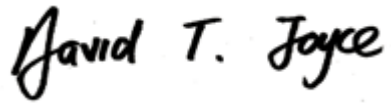
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning