



Application ref: 2018/4338/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 16 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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Juttla Architects
Argyle House Joel Street
Northwood Hills
HA6 1NW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
109 & 110 Guilford Street
London
WC1N 1DP

Proposal:

External works in association with change of use from 2 HMO bedsits to 2 x 1 bed self-contained flats at basement level at 109 and 110, refurbishment of both buildings including erection of 1st floor rear extension to existing closet wing, partial demolition of existing ground floor rear extension and enlargement of the existing lightwell, various internal alterations to retain 15no. HMO units, replacement of windows at third floor level to front elevation at no. 110 all in association with the existing HMO use (Class C4).

Drawing Nos: P101; P201 Rev D; P202 Rev N; P203 Rev G; P302 Rev C; P303 Rev B; P304 Rev N; P305 Rev J; P306 Rev I; P601 Rev G; P603 Rev G; P1110-M-100 Rev P3; P1110-M-101 Rev P3; P1110-M-102 Rev P3; P601 Rev G; P301 Rev E; P302 Rev C; P303 Rev B; R901; Design and Access statement Rev - H March 2019; Heritage Statement dated 11/05/2017.

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:

P101; P201 Rev D; P202 Rev N; P203 Rev G; P302 Rev C; P303 Rev B; P304 Rev N; P305 Rev J; P306 Rev I; P601 Rev G; P603 Rev G; P1110-M-100 Rev P3; P1110-M-101 Rev P3; P1110-M-102 Rev P3; P601 Rev G; P301 Rev E; P302 Rev C; P303 Rev B; R901; Design and Access statement Rev - H March 2019; Heritage Statement dated 11/05/2017.

- 4 Reason: For the avoidance of doubt and in the interest of proper planning
Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details of all facing materials to be used in the reconstruction of the rear structures at no. 110, following partial demolition, to include manufacturer's details.
- b) Details including sections at 1:10 of all new windows (including jambs, head and cill).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 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.
- 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.
- 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.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer

