

Application ref: 2020/1276/P  
Contact: Laura Hazelton  
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Date: 22 April 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Haines Phillips Architects  
Tankerton Works  
12 Argyle Walk  
London  
WC1H 8HA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**1 Guilford Street  
London  
WC1N 1DR**

Proposal:

Sample brickwork panel required by condition 5 of planning permission granted on 28/06/2017 (ref: 2016/4352/P) for the demolition of existing rear extensions; erection of new rear extension with roof terraces; conversion of existing dwelling into 2 maisonettes; and extension of existing basement level.

Drawing Nos: Photograph of brick sample received on 20/04/2020.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing has been provided on site as required by condition 5. The proposed brickwork for the approved rear extension would be reclaimed London stock brick with natural sand mortar in a flush joint. The brickwork would be in keeping with the original brickwork to the rear elevation of the host building and with neighbouring properties.

As such, the details submitted are considered appropriate and provide a satisfactory contextual response to the building, streetscene and surrounding conservation area.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on the character of the conservation area.

Thus the submitted details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission dated 28/06/2017 (reference 2016/4352/P) which need details to be submitted, have been approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint rectangular stamp.

Daniel Pope  
Chief Planning Officer