

Application ref: 2019/2546/P
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Date: 8 July 2020

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

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BUF Architecture
Studio 2, 5a Priory Grove
London
SW8 2PD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**79 Guilford Street
London
WC1N 1DF**

Proposal:

Erection of a single-storey rear extension (following removal of existing); extension of existing basement with associated works.

Drawing Nos: A010-A-XX-DR-20-P001, A010-A-XX-DR-20-P002, A010-A-XX-DR-20-P010, A010-A-XX-DR-20-P011, A010-A-XX-DR-20-P012, A010-A-XX-DR-20-P013, A010-A-XX-DR-20-P014, A010-A-XX-DR-20-P015, A010-A-XX-DR-20-P020, A010-A-XX-DR-20-P021, A010-A-XX-DR-20-P030, A010-A-XX-DR-20-P031, A010-A-XX-DR-20-P101, A010-A-XX-DR-20-P110_Rev.B, A010-A-XX-DR-20-P111_Rev.B, A010-A-XX-DR-20-P112_Rev.A, A010-A-XX-DR-20-P113_Rev.A, A010-A-XX-DR-20-P114_Rev.A, A010-A-XX-DR-20-P115_Rev.A, A010-A-XX-DR-20-P120_Rev.A, A010-A-XX-DR-20-P121_Rev.A, A010-A-XX-DR-20-P130_Rev.B, A010-A-XX-DR-20-P131_Rev.B, A010-A-XX-DR-20-P132_Rev.A, A010-A-XX-DR-80-P010_Rev.A, A010-A-XX-DR-80-P011, A010-A-XX-DR-80-P012_Rev.A, A010-A-XX-DR-80-P013, A010-A-XX-DR-80-P014, A010-A-XX-DR-80-P015, A010-A-XX-DR-20-P020_Rev.A, A010-A-XX-DR-20-P021_Rev.A, A010-A-XX-DR-22-P001, A010-A-XX-DR-22-P002_Rev.A, A010-A-XX-DR-22-P003, A010-A-XX-DR-22-P005, A010-A-XX-DR-22-P006_Rev.A & A010-A-XX-DR-22-P007, 217337-S-GA-100 P1, 217337-S-GA-101 T5, 217337-S-S-200 T1, 217337-S-S-201 T3, 217337-S-S-202 T3, 'Schedule of Works Rev.B' dated August 2019, Basement Impact Assessment by Gabriel GeoConsulting Ltd Ref: GGC19750/R1.2 dated January 2020, Basement Structural Report by MNP Ref: 217337 dated January 2020, Basement Impact Assessment Audit by Campbell Reith

Ref: 12985-61_Rev. F1 dated February 2020 & Built Heritage Statement by CGMS dated May 2019.

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: A010-A-XX-DR-20-P001, A010-A-XX-DR-20-P002, A010-A-XX-DR-20-P010, A010-A-XX-DR-20-P011, A010-A-XX-DR-20-P012, A010-A-XX-DR-20-P013, A010-A-XX-DR-20-P014, A010-A-XX-DR-20-P015, A010-A-XX-DR-20-P020, A010-A-XX-DR-20-P021, A010-A-XX-DR-20-P030, A010-A-XX-DR-20-P031, A010-A-XX-DR-20-P101, A010-A-XX-DR-20-P110_Rev.B, A010-A-XX-DR-20-P111_Rev.B, A010-A-XX-DR-20-P112_Rev.A, A010-A-XX-DR-20-P113_Rev.A, A010-A-XX-DR-20-P114_Rev.A, A010-A-XX-DR-20-P115_Rev.A, A010-A-XX-DR-20-P120_Rev.A, A010-A-XX-DR-20-P121_Rev.A, A010-A-XX-DR-20-P130_Rev.B, A010-A-XX-DR-20-P131_Rev.B, A010-A-XX-DR-20-P132_Rev.A, A010-A-XX-DR-80-P010_Rev.A, A010-A-XX-DR-80-P011, A010-A-XX-DR-80-P012_Rev.A, A010-A-XX-DR-80-P013, A010-A-XX-DR-80-P014, A010-A-XX-DR-80-P015, A010-A-XX-DR-20-P020_Rev.A, A010-A-XX-DR-20-P021_Rev.A, A010-A-XX-DR-22-P001, A010-A-XX-DR-22-P002_Rev.A, A010-A-XX-DR-22-P003, A010-A-XX-DR-22-P005, A010-A-XX-DR-22-P006_Rev.A & A010-A-XX-DR-22-P007, 217337-S-GA-100 P1, 217337-S-GA-101 T5, 217337-S-S-200 T1, 217337-S-S-201 T3, 217337-S-S-202 T3, 'Schedule of Works Rev.B' dated August 2019, Basement Impact Assessment by Gabriel GeoConsulting Ltd Ref: GGC19750/R1.2 dated January 2020, Basement Structural Report by MNP Ref: 217337 dated January 2020, Basement Impact Assessment Audit by Campbell Reith Ref: 12985-61_Rev. F1 dated February 2020 & Built Heritage Statement by CGMS dated May 2019.

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the

critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The application site is a four storey (plus basement) mid-terrace multi-coloured stock brick Grade II listed building. It forms part of a group of eight listed terraced houses by James Burton (dating from 1793-1799), situated in the Bloomsbury Conservation Area.

Proposed is the erection of a single-storey replacement rear extension, extension to the existing basement, and to conduct internal and external renovation works.

Parts a & b of policy A5 of Camden Council's Local Plan require basement applications to demonstrate to the satisfaction of the local planning authority that the proposal would not cause harm to neighbouring properties, or the structural, ground, or water conditions of the area. A Basement Impact Assessment (BIA) was submitted with the scheme, this document was independently assessed by Campbell Reith, Camden Council's BIA Auditor. Upon review of the information provided, Campbell Reith is satisfied that the proposed works are compliant with policy and current regulations. The basement would also comply with the remaining subsections of policy A5 of the Camden Local Plan, and CPG Basements (2018), and is therefore considered to be acceptable.

The proposed rear extension would sit comfortably to the rear of the property. It would have a simple form and design and would be a relatively discreet addition to the property. The addition is considered to be of an appropriate siting, scale and design, which would not serve to harm the historic fabric of the building, nor would it result in harm to the character, appearance or historic interest of the building. The addition would not be visible from Guilford Street or other nearby streets; where it would be visible in private views within the conservation area, it would not serve to be overly prominent and would not serve to cause harm to these views.

Whilst roof lights such as those proposed would not typically be supported by the Council, in this instance due to the lack of historic roof fabric, concealed location and examples on other listed buildings within this group of terraced

buildings, the roof lights are considered to be acceptable.

The proposed restoration works to the property would serve to improve the original plan form of the property and are considered to be acceptable. As such the proposal would not result in harm to the character and appearance of the conservation area, and would serve to have a neutral impact on the character, appearance and historic interest of the host listed building.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the special interest of the listed building, under s.66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the scale, siting and design of the addition, the proposal is considered not to result in undue harm to neighbouring amenity. Given the scale of the proposed works, Transport Officers consider that a Construction Management Plan (CMP) would not be required in this instance.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2, A1 & A5 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is

subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 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.

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 positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment