

Application ref: 2019/3006/L
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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BUF Architecture
Studio 2, 5a Priory Grove
London
SW8 2PD

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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; internal and external alterations including to door and windows and treatments, skirting, cornicing, flooring, internal staircase, and external lightwell.

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 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: 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: 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.

- 4 The rooflights hereby approved shall be conservation style, finishing flush with the plane of the roof.

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.

- 5 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) Full details of external materials (including samples where appropriate);

- b) Detailed drawings at min.1:10 showing proposed new external balustrades.

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 D2 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.

The proposed rear and basement extensions 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 of the listed building.

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 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 special interest of the listed building, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 policy D2 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 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.
- 5 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.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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
Director of Economy, Regeneration and Investment