

Application ref: 2021/0454/P  
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Date: 2 September 2021

**Development Management**  
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BUF Architecture Ltd  
Studio 2, 5a Priory Grove  
London  
SW8 2PD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**79 Guilford Street  
London  
WC1N 1DF**

Proposal: Non-material amendments to planning permission 2019/2546/P dated 08/07/2020 for 'Erection of a single storey rear extension (following demolition of existing); extension of existing basement with associated works' approved, namely: alterations to rooflights.

Drawing Nos:

Previously approved (2019/2546/P) drawings:

AA A010-A-XX-DR-20-P130 B, BB A010-A-XX-DR-20-P131 B, A010-A-XX-DR-20-P115  
A

Now proposed drawings:

AA A010-A-XX-DR-20-P130 D, BB A010-A-XX-DR-20-P131 C, A010-A-XX-DR-20-P115  
C; Planning Statement for Roof Works (A010\_10.01)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 3 of planning permission 2019/2546/P shall be replaced with the following condition:

## REPLACEMENT CONDITION

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.D, A010-A-XX-DR-20-P120\_Rev.A, A010-A-XX-DR-20-P121\_Rev.A, A010-A-XX-DR-20-P130\_Rev.C, A010-A-XX-DR-20-P131\_Rev.D, 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.

### Informative(s):

#### 1 Reason for granting approval-

It is considered that the changes, which are shown on the now proposed roof plan and sections AA and BB raise no planning issues. The two rooflights on the 'inward' facing roof slope of the V-shaped roof are not visible in the public domain and they have no impacts on any neighbouring properties. The Council's Conservation Officer has noted that consent has already been granted for substantial works to the roof structure, including large roof lights concealed from the street by curving ceilings. An application for Listed Building Consent, ref no 2021/2199/L, has been submitted in association with the proposals and the Conservation Officer has assessed that this would have no effects on the architectural or historic character of the Listed Building and it is recommended for approval.

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

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2019/2546/P dated 08/07/2020. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the

substance of the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 08/07/2020 under reference number 2019/2546/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer

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