

Application ref: 2021/1441/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Inter Urban Studios
Inter Urban Studios
Unit 101, Netil House
1 Westgate Street
London
E8 3RL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ground Floor Flat
3 Guilford Street
London
WC1N 1DR

Proposal:

External and internal alterations including replacement of a first floor rear extension, reconstruction of closet wing roof, replacement of ground floor side and rear windows and doors with new windows and sliding doors, use of the basement at the rear as additional habitable floorspace.

Drawing Nos: PL-00; PL-00A; PL-00B; PL-01; PL-02; PL-03; PL-04; PL-05; PL-06; PL-07 rev A; PL-08 rev C; PL-09 rev A; PL-10 rev D; PL-011.

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:

PL-00; PL-00A; PL-00B; PL-01; PL-02; PL-03; PL-04; PL-05; PL-06; PL-07 rev A; PL-08 rev C; PL-09 rev A; PL-10 rev D; PL-011.

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

- 4 The window in the western side elevation of the first floor rear extension hereby approved shall be obscure glazed and fixed shut to an internal floor level of 1.7m. The window shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals are to rationalise the ground floor flat which also occupies the rear ground and first floor extension. There is little change to the host building, with most alterations occurring within the rear addition.

The proposal would include the removal of construction material from the existing basement area and use of the space for additional habitable accommodation. No excavation work would be required and would not have an adverse impact on the character or appearance of the historic building.

The door leading out to the rear garden would be enlarged to create a better relationship with the amenity space. There is a slight increase in height to the ground floor rear side and rear extensions. This would have minimal impact on the perception of the extension within the garden setting and the surrounding buildings. The alterations would not harm the character or appearance of the dwelling or the surrounding conservation area and would be considered acceptable.

The proposal includes the replacement and enlargement of an existing first floor rear extension. The increased height of the roof and length is modest and would ensure that the extension remains subordinate to the host building. A number of revisions have been made to the proposal relating to the design of the extension together with the geometry of the fenestration. The extension would now be constructed from London stock brick to match the existing

building and would incorporate appropriately sized window openings in the rear and side elevations. It is proposed to install traditional timber sash windows in rear and side elevation of the first floor extension. The windows should be single glazed, with integrated glazing bars that are appropriate to the character and period of the building. These details would be secured by condition as part of the associated listed building consent. The first floor extension would not harm the character or appearance of the historic building. Views of the first floor of the extension would be possible through a gap between no. 20 Brownlow Mews and no. 2 Guilford Street. The proposal would be modest in terms of its size and would be similar in appearance to other rear two storey extensions at neighbouring properties along the terrace. The first floor extension would help to rationalise the rear of the building and would not harm the character or appearance of the conservation area and would be considered acceptable.

Originally the windows on the ground floor on the front elevation were proposed to be replaced. Following concerns by Bloomsbury CAAC the windows would now be retained which is welcomed. The proposal would include the replacement of windows in the ground floor side and rear elevations. The existing ground floor rear window is a modern replacement and it is proposed to install a traditional Georgian style window opening with appropriately designed glazing bars. This is welcomed. A condition would be attached to secure the submission of details of all new windows as part of the associated listed building consent.

A new 1.1m high metal railing is proposed to be installed adjacent to the existing lightwell at the rear of the building which would replace an existing metal railing measures 0.8m. A condition would be attached to secure the details of the type of railing as well as the material.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The replacement window on the side elevation of the first floor extension would be similar in size and position to the existing. There is an opportunity to protect the amenity of the neighbouring occupiers by installing obscure glazing in the first floor side window in the first floor rear extension. This would reduce any potential for overlooking and would improve the relationship between the application site and neighbouring occupier at no. 4 Guilford Street. The proposal would not result in any overlooking to the neighbouring properties at no. 2 Guilford Street. The proposed rear extensions would not harm the amenity of the neighbouring occupiers in terms of daylight and sunlight, or sense of enclosure and would be considered acceptable.

The planning history of the site has been taken into account when coming to this decision. The Bloomsbury CAAC originally objected to the proposal specifically in relation to the inappropriate design and materials of the proposed first floor extension and replacement windows on the ground floor front elevation. Following revisions to the scheme to refine the design of the first floor extension and use traditional materials as well as retain the existing

ground floor windows on the front elevation, the CAAC withdrew their objection to the scheme. No further consultation responses were received prior to making this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 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, 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.
- 3 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).
- 4 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer