

Application ref: 2021/2049/L
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Inter Urban Studios
Inter Urban Studios
Unit 101, Netil House
1 Westgate Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 area at the rear as additional habitable floorspace. Removal of and alterations to internal partitions, installation of new stair, new kitchen and other internal alterations.

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 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:

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: 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 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 before the relevant part of the work is begun:

a) Typical details of new metal railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings, including jambs, heads, cill, mullions, transoms of all new windows and doors at a scale of 1:10 with typical moulding and architrave details and glazing bars at a scale of 1:1.

c) Samples and/or manufacturer's details of new facing materials for the first floor rear extension (to be provided on site and retained on site during the course of the works).

fd Details of the London stock reclaimed brick including brick bond pattern details at scale 1:10

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 5 Notwithstanding the details shown on approved drawing no. PL-08 rev C the proposed first floor rear extension shall be constructed using London stock reclaimed bricks.

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.

Informative(s):

- 1 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.

Within the bedroom of the rear extension, a staircase leads to the basement. At basement level a bathroom would be inserted. These changes would have no impact on historic fabric or plan form and would be considered acceptable.

At ground floor level in the main body of the building, the use of the rear room would change from a kitchen to a bedroom. There are no associated alterations that affect historic fabric or the plan form. The area under the stairs also becomes a W.C. No historic fabric would be removed and this would be considered acceptable.

Within the closet wing at ground floor level, various partitions are removed and the space becomes a kitchen. A staircase leading to the upper part of the closet wing is also inserted. The door leading out to the garden is enlarged to create a better relationship with the amenity space. A condition would be attached to secure the submission of details of the new door. A small section of wall would be removed to accommodate the larger opening, however it is not of significance, and considering the overall improvement to the quality of the dwelling is considered acceptable.

There is a slight increase in height to the ground floor rear projections, this would have minimal impact on the perception of the extension and the surrounding buildings.

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 its fenestration. It would now be constructed from London stock reclaimed brickwork to match the existing building and would incorporate appropriately sized timber framed sash window openings in the rear and side elevations. Conditions would be attached to secure the use of reclaimed stock bricks as well as the brick bonding pattern for the first floor rear extension and details of the first floor rear window as single glazed with integrated glazing bars. The first floor extension would not harm the special architectural and historic interest of the building subject to the required conditions.

Originally the windows on the ground floor on the front elevation were proposed to be replaced. Following concerns by the 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 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.

There is an existing 0.8m high metal balustrade that encloses the rear lightwell.

A new 1.1m high metal railing would be installed that would be sympathetic to the character of the historic building.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 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.

The site's planning history has been taken into account when making this decision.

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

- 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.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer