

Application ref: 2022/5345/L
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Date: 12 January 2023

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Temple Bar Design
Argyle House
Temple Bar Design
Joel Street
Northwood Hills
HA6 1NW
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**109 Guilford Street
London
Camden
WC1N 1DP**

Proposal:

Discharge of Condition 4(a-d) of Listed Building Consent ref 2018/4610/L.

Drawing Nos: Location plan; DOC Guilford Street_Condtions _21.11.2022 (details)

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 Reasons for granting approval of details (listed building):

A scheme to refurbish 109 and 110 Guilford Street was previously consented (ref 2018/4338/P + 2018/4610/L).

This application seeks to discharge Conditions 4(a-d) of application 2018/4601/L.

Condition 4 states:

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) Details of bricks for external air-vents to include manufacturer specifications.
- b) Typical details of new railings to the rear at a scale of 1:10 with finials at 1:1, including materials, finish, and method of fixing into the plinth.
- c) Details of the interventions to comply with fire regulations scale 1:10 including schedule of doors to be upgraded to meet fire standards, with highlight on any original doors.
- d) Plan, elevation, and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

The submitted details are approved.

The application has been advertised in the press and by means of a site notice. No response was received from Bloomsbury CAAC.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Building and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2021.

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

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

Daniel Pope
Chief Planning Officer