

Application ref: 2022/5098/P
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Date: 7 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Hugh Cullum Architects Ltd
61B Judd Street
London
WC1H 9QT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
23 John Street
London
WC1N 2BG

Proposal: Installation of a fence to the rear boundary wall.

Drawing Nos: JS023 E000; JS023 P001; JS023 P400; JS023 E001 and JS023.

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 The development hereby permitted shall be carried out in accordance with the following approved plans; JS023 E000; JS023 P001; JS023 P400; JS023 E001 and JS023.

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

- 3 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.

Informative(s):

- 1 Reason for granting Planning permission:

The application building is one of a terrace of seven houses dating from circa 1800-19. It is four storeys in height with a basement. The front elevation is constructed from yellow stock brick with stucco mouldings around the entrance door and a first floor cill course. The rear elevation is again constructed from stock brick but does not have any decorative features. The special interest of the listed building and the terrace lies in it being an example of nineteenth century domestic architecture and formal town planning. Each house was designed to be part of a wider composition where uniformity was an important feature. Traditionally the rear garden or space was designed for services rather than a leisure space although this function has changed over time.

Planning permission is sought for the installation of a 2m high fence that would be surmounted on the existing brick wall to the rear elevation of the property. The proposed fence would be constructed using steel RHS and these will be black painted to match the garden wall. The proposed panels would be hardwood timber slats and the steel plate over would give protection from rain and would be painted black. The proposed timber fence would be unfinished, left to weather naturally and it should be noted that the neighbouring gardens each side of the host building consist of boundary walls which are of a similar height to the proposed trellis. At the far end of the garden the buildings in John's Mews are also taller than the proposed new fencing arrangement. In this context the proposed fencing would not alter the perception of the garden as an urban, tightly hemmed in, garden to the rear of the property.

Although the fence would vary from the brick of the host building and the other boundary walls it is noted that the garden is planted and it is the intention that the planting could grow over and through it. This is not out of character with the garden space or even in the wider terrace.

The proposed works have been reviewed by the Council's Conservation Officer who considers that they would preserve the special interest of the listed building, the setting of 22-28 John Street and the character and appearance of Bloomsbury conservation area.

Given the nature of the works and its setting to the rear elevation the proposal would not have any harmful amenity impact.

No comment/objection has been received following statutory consultation and

the site's planning history were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and the desirability of preserving the listed building and its features of special architectural or historic interest under sections 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

- 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 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.
- 4 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope
Chief Planning Officer