

Application ref: 2023/0088/L  
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Date: 7 August 2023

**Development Management**  
Regeneration and Planning  
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Hugh Cullum Architects Ltd  
61B Judd Street  
London  
WC1H 9QT

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 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:

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 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

Informative(s):

- 1 Reason for granting Listed building consent:

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.

Listed building consent 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 gardens on the neighbouring sites are bounded to each side by 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 and the setting of 22-28 John Street.

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 (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.

- 2 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

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

Daniel Pope  
Chief Planning Officer