Application ref: 2023/0393/L
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Date: 1 September 2023

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Donald Insall Associates
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 John Street
London
WC1N 2ES

Proposal:
Alterations including replacement of external plaster with lime render to front lightwell, replacement of radiators in the principal rooms of the first floor, installation of an air brick and recessed lights to ceiling of the bathrooms on the upper floors.
Drawing Nos: 1001, 1002, 1003, 1004, 1100, 1101, 1103 (exist), 5000, 5001, 5002, 5003, 5004, 5100, 5101, 5103 (demo), 2000 1, 2001, 2002, 2002 1, 2003, 2004 1, 2100, 2101 1 (propo), heritage and design & access statement

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:

1001, 1002, 1003, 1004, 1100, 1101, 1103 (exist), 5000, 5001, 5002, 5003, 5004, 5100, 5101, 5103 (demo), 2000 1, 2001, 2002, 2002 1, 2003, 2004 1, 2100, 2101 1 (propo), heritage and design & access statement

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   The site is a grade-II-listed townhouse of the early 19th century making a positive contribution to the Bloomsbury Conservation Area.

The applicant wishes to remove cementitious render in the front lightwell, to replace modern radiators with traditionally designed ones, to install an air brick for
an extractor outlet at the rear and other minor alterations.

Any works other than those specifically shown in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, and further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

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

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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

Daniel Pope
Chief Planning Officer