

Application ref: 2022/3790/L
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Development Management
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Montagu Evans LLP
70 St Mary Axe
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 John Street
London
WC1N 2EB

Proposal: Internal refurbishment and associated works; including, demolition of two storey closet wing to rear, replacement fenestration, removal of rooflights, reinstatement of plan form, restoration of decorative mouldings and other features associated with change of use from office to single dwellinghouse

Drawing Nos: Site Location Plan P_0200, 0599A, 0600A, 0601, 0602, 0603, 0604A, 0605, 0700, 0701, 0702A, 0800, 0801, 0802A, 1399A, 1400A, 1401A, 1402, 1403, 1404A, 1405A, 1500, 1501, 1502A, 1600A, 1601A, 1602A, 1999A, 2000A, 2001A, 2002A, 2003A, 2004A, 2005A, 2100A, 2101A, 2102A, 2200A, 2201A, 2202A (13/04/2023).

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: Site Location Plan P_0200, 0599A, 0600A, 0601, 0602, 0603, 0604A, 0605, 0700, 0701, 0702A, 0800, 0801, 0802A, 1399A, 1400A, 1401A, 1402, 1403, 1404A, 1405A, 1500, 1501, 1502A, 1600A, 1601A, 1602A, 1999A, 2000A, 2001A, 2002A, 2003A, 2004A, 2005A, 2100A, 2101A, 2102A, 2200A, 2201A, 2202A (13/04/2023).

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.

- 4 Before the relevant part of the work is begun, 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:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external and internal doors and gates;
- b) Details of proposed front light-well area steps.
- c) Details and sample of new steps/ bridge.
- d) Reverse Ceiling Plans (RCP) at 1:20 showing proposed lighting plan.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Reasons for granting consent:

Listed building consent is sought for various internal and external works in association with the proposed change of use of the existing office (Class E) back to the original use as a residential dwelling (Class C3). A separate planning application has been submitted under ref. 2022/3278/P.

The property is a Grade II listed building and is situated within the Bloomsbury Conservation Area, along a terrace of architecturally similar heritage assets. There is no rear access to the host site.

The proposals have been revised during the assessment. The revisions relate to; removal of proposed demolitions at rear to create a terrace overlooking the internal courtyard, and replaced with retention of the massing and traditionally styled timber framed sash windows to replace non-original units. Further, additional details were also provided for clarification.

Externally, all original features to the front façade shall be retained and made good. The demolition of a non-original two-storey closet wing shall be coupled with the re-instatement of an original arched window opening to the rear elevation. Non-original bulky roof-lights shall be removed from the main roof and replaced with a single conservation style roof-light lying flush with the roof. Three existing windows within rear roof dormers shall be replaced with timber framed 3over3 configured sash units. All original windows are to be repaired and retained.

Internally, non-original interventions would be removed, but would retain historic features such as fire surrounds, joinery and cornicing where this has survived. The retention of the traditional domestic planform at principle floor levels is considered sympathetic to the original design of the property.

Given the proposed change of use would reinstate the original residential use, the proposals are considered acceptable in heritage terms.

The Council Conservation Officer was consulted on the scheme and had initially raised some concerns, but was satisfied with the revisions as proposed. The revised proposal is considered to preserve the character and appearance of the conservation area and protect the special interest of the listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting 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.

No objections have been received prior to making this decision. The site planning history has been taken into account as part of the assessment in this decision.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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.
- 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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer