

Application ref: 2024/0312/P
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Date: 6 August 2024

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

AZ Urban Studio Limited
2 John Street
London
WC1N 2ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 John Street
London
WC1N 2BS

Proposal:

Erection of replacement conservatory, including replacement skylight to rear first floor lightwell, replacement windows to rear elevation and lightwell, and installation metal security bars to the basement door within front lightwell.

Drawing Nos: Donald Insall Associates Historic Building Report December 2023

Design and Access Statement and Planning Statement 25 Jan 2024

(0031) 0.01; 1.01 Rev B; 1.02 Rev B; 1.03 Rev B; 1.04 Rev B; 1.51 Rev B; 1.55 Rev B;
1.57 Rev B; 1.61 Rev B; 1.62 Rev B

2.01 Rev C; 2.02 Rev C; 2.03 Rev C; 2.04 Rev C; 3.01 Rev C; 3.05 Rev D; 3.07 Rev
C; 5.01 Rev C; 5.02 Rev B

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:

Donald Insall Associates Historic Building Report December 2023
Design and Access Statement and Planning Statement 25 Jan 2024
(0031) 0.01; 1.01 Rev B; 1.02 Rev B; 1.03 Rev B; 1.04 Rev B; 1.51 Rev B;
1.55 Rev B; 1.57 Rev B; 1.61 Rev B; 1.62 Rev B
2.01 Rev C; 2.02 Rev C; 2.03 Rev C; 2.04 Rev C; 3.01 Rev C; 3.05 Rev D;
3.07 Rev C; 5.01 Rev C; 5.02 Rev B

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 Reasons for granting permission.

The application site comprises of a four-storey plus basement townhouse. It is located on west side of John Street near the junction with Northington Street, with John's Mews running forming the street frontage to the rear. The site forms part of a Grade II Listed terrace, that contributes positively to the Bloomsbury Conservation Area, sub area Great James Street/ Bedford Row, where the majority of historic built form is townhouses built in long terraces with rear mews.

The building has recently been converted back to a house and this application seeks external and internal alterations to replace existing conservatory at rear ground floor level with a modern glazed addition accessed from the kitchen and alterations to the fenestration of the modern additions at rear basement to first floor levels. During the application, rendering of modern brickwork to rear extension and the landscaping works to the rear garden were removed from the proposals.

The proposed extension is considered subordinate in location, scale, and footprint and would preserve the original design and proportions of the host building. The existing conservatory was built in the 1980's and has no heritage significance and has reached the end of its useful life. The proposal would be within the footprint of the existing conservatory, reusing the existing boundary walls and replacing the roof and rear elevation. The replacement conservatory would remain as a predominantly glazed addition to the host building, consisting of steel frame and double-glazed windows. The choice of materials

would provide a modern addition which is considered appropriate in this instance, as the detailed design mediates between the rear of the traditional townhouse and complements the utilitarian Mews workshop to the rear. There is a varied pattern of development to the rear of the historic terrace from rear extensions to full depth infill extensions between the terrace and mews. While there are no similar depth extensions at the adjacent neighbours, the proposal would be sited beneath the existing boundary walls at rear ground level and would have limited visibility from neighbouring properties. As a result, the proposal is considered to respect and preserve the established townscape and would be proportionate to the surrounding area.

The replacement windows and doors replace non-original windows and skylights of unsympathetic materials, within the existing openings. The detailed design and proposed materials would be sympathetic to the character and appearance of the host building. Overall, the existing modern additions and fenestration to the rear have comparatively low significance as historic fabric and the proposals are considered acceptable. The development would cause no harm to the special architectural and historic interest of the Grade II listed building, group value of the listed and is considered to preserve the character and appearance of the wider Bloomsbury Conservation Area.

The nearest properties that would be affected by the proposal are numbers 24 and 26 John Street, north and south respectively, and 17 John's Mews to the rear that lies south-west at a separation distance of approximately five meters due to its history in connection with the host building. The windows doors to the rear of 17 John's Mews serve a workshop. This building is within the same ownership as the applicant and shares the external amenity space. In this instance, any impacts from mutual overlooking are considered minimal and would not warrant a refusal on these grounds. Due to the height of the existing boundaries, there would be no greater increase in artificial light spill or a sense of enclosure than the existing arrangement. As a result, the proposal would not result in loss of privacy, daylight, or outlook to neighbouring residential amenity.

- 2 The Council's Conservation Officer has reviewed the proposals and has no objection in principle subject to the details secured by condition in the associated listed building consent. Following public consultation, no objections have been received prior to making this decision. The site's planning history was considered during determination.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 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 policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with

the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).
- 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.

- 5 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.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer