

Application ref: 2024/0338/L
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Date: 6 August 2024

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AZ Urban Studio Limited
2 John Street
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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 2BS

Proposal:

Internal and external alterations in connection with 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 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:

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: 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 of the the proposed bannisters as shown on drawing number 3.05 Rev D 'Proposed Section FF'.

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 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.

The external works consist of

- Demolition of existing conservatory and replacement with conservatory of similar size.
- Removal and replacement of first floor skylight, replacement of existing modern sash windows to rear of extension, replacement of existing window to lightwell, rendering of modern brickwork to rear extension.
- Introduction of traditionally detailed metal security bars to the basement door at front lightwell.

The internal works consist of

- The proposals to replace and enlarge windows on the rear elevation and replace rooflights at rear first-floor level within an upper-level light well.
- At ground-floor level, the proposals to remove partitions in the rear extension and demolish and replace a conservatory, while lowering its floor. The lowered floor appears not to interfere with a historic vault below, which has at some point been tanked and now contains plant.
- In the basement, partition alterations are proposed. A timber banister is proposed to be provided in metal.
- In the front lightwell, traditionally designed grilles are proposed to replace concertina shutters.

The Council's Conservation Officer has reviewed the proposals and has no objection to the proposals as there is no enlargement of the footprint and the proposals affect non-historic fabric. 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.

At basement level within the front lightwell, timber service stairs would be replaced by metal service stairs, for which further details are required and is secured by condition.

Following public consultation, no objections have been received prior to making this decision. The site's planning history was considered during determination.

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 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 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.

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