

Application ref: 2024/4363/L
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PURA ltd
7 Torriano Mews
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat Basement and Ground Floor
28 John Street
London
Camden
WC1N 2BL

Proposal:
Internal alterations to lower ground floor.
Drawing Nos: Location plan, Pura Heritage Statement 2024 10 08, 20-103 F, 20-102 H,
20-100 A, Design and 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:

Location plan, Pura Heritage Statement 2024 10 08, 20-103 F, 20-102 H, 20-100 A, Design and 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 28 St John Street is a grade II listed building within the Bloomsbury Conservation Area. Built circa. 1800-19, the building is constructed from multi-coloured stock bricks and is set over five bays. There are attic and basement storeys. The building has been divided into flats.

The proposals are to remove various partitions to the rear of the building at lower ground floor level. The proposals were approved under listed building consent 2019/3146/L which has now expired.

The proposals create an additional bedroom and bathroom. Some historic fabric is removed as part of the alterations, however this is in an area of low significance. The overall sense of the plan form is retained, particularly in the main body of this floor which contains two front rooms, two rear rooms and a staircase.

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

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

Special 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 and the NPPF.

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer