

Application ref: 2024/4981/L
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Hybrid Planning & Development Limited
The Old Vyner Street Gallery
23 Vyner Street
London
E2 9DG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 John Street
London
WC1N 2ES

Proposal:
Internal and external alterations associated with use as a single family dwelling house (Class C3) including installation of rooflights and works of repair to facades.

Drawing Nos: 344_EX_: 1 00 A, 1 001 A, 1 002 A, 1 01 A, 1 02 A, 1 03 A, 1 04 A, 1 05 A, 2 00 A, 10 01 B, 10 02 B, 10 03 B, 10 04 B, 10 05 B, 10 06 B, 10 07 B, 10 08 B, 10 09 B, 10 10 B, 10 11 B, 10 12 B, 300 A, 301 A, 344_PA_: 1 00 H, 1 001 F, 1 01 H, 1 002 F, 1 02 H, 1 03 I, 1 04 I, 1 05 G, 200 E, 201 D, 202 F, 203 E, 300 B, 301 B
344_LBC: 10 01 F, 10 02 G, 10 03 F, 10 04 E, 10 05 E, 10 06 E, 10 07 F, 10 08 E, 10 09 H, 10 10 F, 10 11 F, 10 12 F, 10 13 F, 10 14 E, 344_LP_001 OR, 344_Photo Doc_ 10 00 A, 344_Photo Doc_ 10 01 A, 344_SK_240510, 241219 / 2F

Planning Statement (Hybrid Planning & Development Ltd), Heritage Statement (Palmer Heritage Ltd - November 2024), Design and Access Statement (GLAS Architects & Designers - November 2024)

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 documents and drawings:

344_EX_: 1 00 A, 1 001 A, 1 002 A, 1 01 A, 1 02 A, 1 03 A, 1 04 A, 1 05 A, 2 00 A, 10 01 B, 10 02 B, 10 03 B, 10 04 B, 10 05 B, 10 06 B, 10 07 B, 10 08 B, 10 09 B, 10 10 B, 10 11 B, 10 12 B, 300 A, 301 A, 344_PA_: 1 00 H, 1 001 F, 1 01 H, 1 002 F, 1 02 H, 1 03 I, 1 04 I, 1 05 G, 200 E, 201 D, 202 F, 203 E, 300 B, 301 B, 344_LBC: 10 01 F, 10 02 G, 10 03 F, 10 04 E, 10 05 E, 10 06 E, 10 07 F, 10 08 E, 10 09 H, 10 10 F, 10 11 F, 10 12 F, 10 13 F, 10 14 E
344_LP_001 OR, 344_Photo Doc_ 10 00 A, 344_Photo Doc_ 10 01 A
344_SK_240510, 241219 / 2F

Planning Statement (Hybrid Planning & Development Ltd), Heritage Statement (Palmer Heritage Ltd - November 2024), Design and Access Statement (GLAS Architects & Designers - November 2024)

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 (at a scale of 1:20 or as otherwise agreed), 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 windows to be upgraded (including elevations and sections)
- b) Details of all new joinery
- c) Details of the glass screen at first floor level
- d) Details including sections and method statement relating to new flooring
- e) Methodology and details of paint stripping/cleaning of features

f) Details of service runs, ventilation extraction etc for new bathroom facilities

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 D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting Listed Building Consent:

John Street is located within Bloomsbury Conservation Area. No.7 is one of a terrace of eight houses, built 1754-59, listed Grade II. It benefits from planning permission under ref. 2019/6378/P to convert into a single dwelling house.

The principal proposed changes include:

Lower Ground Floor - blocking up of connection to neighbouring property, conversion of rear sash windows to patio doors, repurposing of spaces either side of the stairwell.

Ground Floor - transformation of the back room into the kitchen, introduction of a protective 'panel' against which the kitchen unit can be located.

First Floor - blocking up of connection to neighbouring property, introduction of a protective 'panel' against which a shelving unit can be located.

Second Floor - relocation of the stairs to the third floor into the back room likely to their original location, introduction of bathroom facilities for both front and back bedrooms, installation of fitted cupboards.

Third Floor - introduction of bathroom facilities into the front bedroom; creation of en suite facilities for each of the back bedrooms, introduction of fitted cupboards.

Roof - refurbishment of roof lantern, introduction of rooflights.

General refurbishment of the interior including retention of features that are of architectural significance.

The introduction of protective panels to facilitate alternative uses for the back rooms at ground floor and first floor is a reversible approach to facilitating kitchen and library/study use within these rooms and would protect the historic spatial plan of the building.

Conditions are attached to secure details of new flooring, the methodology and details of paint stripping/cleaning of features, the upgraded windows, joinery,

the glass screen at first floor level, service runs, ventilation extraction for the new bathroom.

The changes involved in the conversion of this property to a modern family dwelling are considered, on the whole, not to impact unduly on the architectural significance of the heritage asset, nor its contribution to the conservation area.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposals therefore comply with policy D2 of the LB Camden Local Plan 2017. They also comply with the London Plan 2021 and the NPPF 2024.

- 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 Introductions of dividing walls and panels needs to be undertaken in a reversible manner to protect the architectural significance of the building.

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



Daniel Pope
Chief Planning Officer