

Application ref: 2023/0103/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 10 February 2025

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

Hugh Cullum Architects Ltd
61B Judd Street
London
WC1H 9QT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
24 John Street
London
WC1N 2BH

Proposal:

Installation of photovoltaic array and the installation of 1 air condensing unit all within the main valley roof and installation of an electric rooflight on the roof of the three storey rear extension. Internal works to include installation of mechanical ventilation heat recovery system to lower ground floor, replacement of the lower-ground floor window in the front lightwell with new double glazed door, new joinery and repair of existing windows to residential dwelling.

Drawing Nos: JS024; JS024 E100 REVA; JS024 E101 REVA; JS024 E102 REVA; JS024 E200 REVA; JS024 E300 REVA; JS024 P100 REVC; JS024 P101 REVC; JS024 P102 REVC; JS024 P200 REVC; JS024 P300 REVC; JS024 P420 REVB; JS024 P421 REVB; JS024 P422 REVB; JS024 P500 REVB; JS024 Pn300 REVB; JS024 En300 REVA; Design, Access, and Heritage Statement by Hugh Cullum Architects LTD dated March 2024; Description of Proposed Works REVB dated 8/4/2024 and Overheating Report REV04 by Allwood Design.

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: JS024; JS024 E100 REVA; JS024 E101 REVA; JS024 E102 REVA; JS024 E200 REVA; JS024 E300 REVA; JS024 P100 REVC; JS024 P101 REVC; JS024 P102 REVC; JS024 P200 REVC; JS024 P300 REVC; JS024 P420 REVB; JS024 P421 REVB; JS024 P422 REVB; JS024 P500 REVB; JS024 Pn300 REVB; JS024 En300 REVA; Design, Access, and Heritage Statement by Hugh Cullum Architects LTD dated March 2024; Description of Proposed Works REVB dated 8/4/2024 and Overheating Report REV04 by Allwood Design.

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 Reasons for granting consent:

Listed building consent is sought for internal and external alterations including the installation of photovoltaic array, the installation of 1 external air condensing unit both within the valley roof and installation of a new electric rooflight within the three storey rear extension. Internally the works include installation of wall mounted fan coil units, installation of mechanical ventilation heat recovery system at lower-ground floor following the lowering of the ceiling, repairing of the existing timber windows, and replacement of the existing non historic windows and doors at lower ground floor level.

The main house has an historic 'M-roof' which benefits from an internal valley and the proposed photovoltaic array panels would consist of approximately 11 photovoltaic panels where at the highest point the proposed photovoltaic panels would be approximately 97mm above the roof level. The photovoltaic panels would be screened by the valley roof. The panel structures would not be attached to the roof and the original roof fabric would not be damaged. Overall, the proposal is considered appropriate in heritage terms and given the hidden location of the panels, would not adversely affect the special architectural and historic interest of the Grade II listed building.

The proposed air condensing unit would be located in the valley of the main

roof, which would not result in any harmful loss to main roof. Moreover, the proposal would not be visible from any public realm and would have no harmful visual impact on the historic significance of the host building.

The proposed electric rooflight would be installed to the rear elevation of the 3 storey closet wing extension. The rear extension is a modern addition however it is a well-designed form that compliments the main historic building. The electric rooflight would be modest in size and would be flush with the roofslope. Given its size and the fact that the electric rooflight would not result in the loss of any historic fabric it would not harm the special architectural and historic interest of the listed building.

Internally it is proposed to install wall mounted fan coil units (FCU) which would be concealed in joinery units in the upper floor bedrooms, the FCU's would be used to provide heating and cooling (in relevant identified rooms) via FCU pipes located within the existing loft. The pipes would be concealed vertically in existing service voids on the 1st, 2nd and 3rd floors and a proposed wall mounted FCU would be concealed within new joinery . It is considered that units and associated pipework would have minimal impact on the historic fabric of the building as the alterations are discreet, making use of existing service voids and would be reversible.

The internal ceiling would be lowered in the lower ground floor and the proposed mechanical ventilation heat recovery system would be installed internally within the ceiling to conceal the ductwork. This floor of the building is of limited architectural and historic significance and the proposed internal work would not be considered harmful to the overall architectural significance of the building.

The timber windows are to be repaired, the works would result in all the timber sash windows being reweighted and draught-stripped to prevent heat loss and then repainted as part of these works. Generally, almost all the paintwork on John Street is white, as such, the proposed paint would be in keeping with their neighbours.

- 2 The existing single non-historic sash window located between the main building and vault which faces onto the front lightwell would be replaced with double glazing. Given the windows location at lower ground floor level, the proposed window would not be readily legible externally. The proposed window frame would be retained and the proposed replacement glazing is intended to improve the energy efficiency of the building without impacting upon the historic character of the building. There are two modern 'historic style' external doors at the lower ground level and it is proposed to replace these doors with new double glazed doors sympathetic to the style of the building. Thus, no objection is raised to the proposed works.

Special attention has been paid to the desirability of preserving or enhancing the special interest of the listed building, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning and appeals history has been taken into account when

coming to this decision. No objections have been received.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017, plus the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer