

Application ref: 2023/3562/P  
Contact: Brendan Versluys  
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Date: 20 February 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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PURA ltd  
7 Torriano Mews,  
London  
NW5 2RZ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Refused

Address:

**Flat Basement And Ground Floor**  
**28 John Street**  
**London**  
**WC1N 2BL**

Proposal: Refurbishment and restoration of existing vaults including the lowering of the floor and new openings for timber doors and timber windows.

Drawing Nos: Plans: 20-100, rev A; 20-102, rev N; 20-105, rev D; 30-101, rev J; 30-103, rev D; 30-107, rev H; 16003/01, rev P1; 28-LG-P-200, rev P1;

Supporting information: Design and Access Statement prepared by PURA, 29/08/2023; Letter from Pura Ltd., 29/08/2023; Structural Methodology Statement prepared by Chapero Marsh Ltd, 16003-Rev P4, August 2016;

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed alterations to the front vaults, by reason of the loss of historic fabric, insertion of windows and changes to the vaults' form, would cause unacceptable harm to the special architectural and historic interest of the Grade II listed building, contrary to policies D1 (Design), D2 (Heritage) and A5 (Basements) of the London Borough of Camden Local Plan 2017.

- 2 The proposed development, in the absence of a legal agreement securing an Approval in Principle, would fail to protect existing and proposed transport infrastructure, contrary to policy T3 (Transport infrastructure) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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:

<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



Daniel Pope  
Chief Planning Officer