

Application ref: 2023/4947/L  
Contact: Brendan Versluys  
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Date: 20 February 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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PURA ltd  
7 Torriano Mews  
London  
NW5 2RZ

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent 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 a timber framed door and timber framed 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** listed building consent 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 policy D2 (Heritage) 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:

<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