

2025/0790/P & 2025/0813/L

14 John Street



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2025/0790/P & 2025/0813/L

14 John Street

Photos and Plans



Fig 1. Aerial view of 14 John Street (roof circled in red).



Fig 2. Existing (left) and proposed (right) rear elevation.

2025/0790/P & 2025/0813/L

14 John Street

Photos and Plans

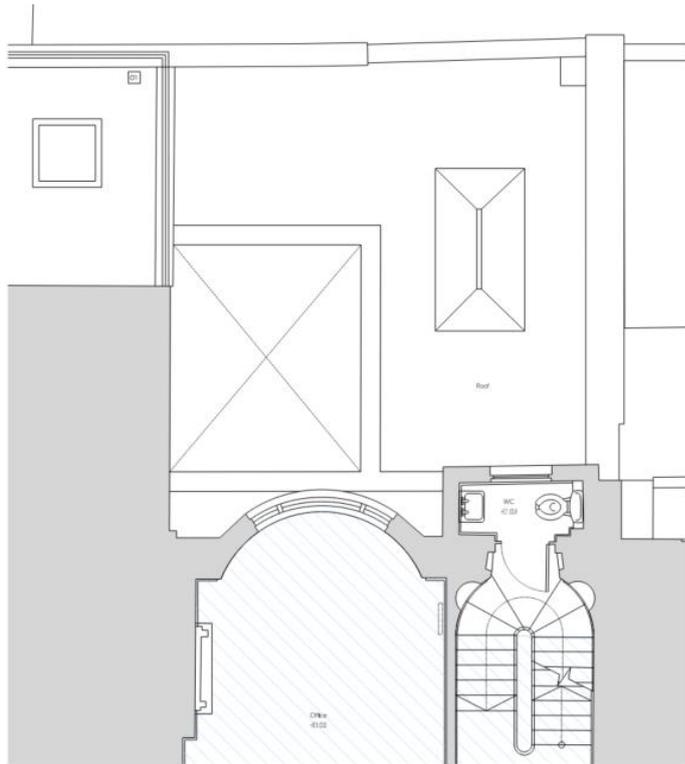


Fig 3. Existing ground floor plan at rear.

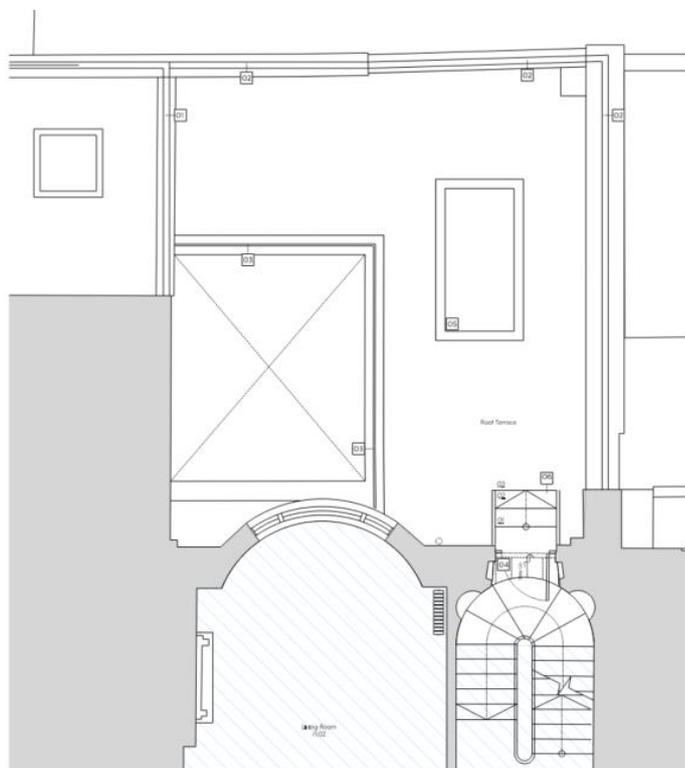


Fig 4. Proposed ground floor plan at rear, with new external door and roof terrace.

2025/0790/P & 2025/0813/L

14 John Street

Photos and Plans



Fig 5. Proposed rear elevation with privacy screens in foreground.

Delegated Report (Members Briefing)		Analysis sheet N/A / attached		Expiry Date: 21/04/2025			
				Consultation Expiry Date: 30/03/2025			
Officer			Application Number(s)				
Daren Zuk			i) 2025/0790/P ii) 2025/0813/L				
Application Address			Drawing Numbers				
14 John Street London WC1N 2EB			See draft decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>i) Proposed removal of existing two-storey non-original closet wing; alterations to rear elevation fenestration including new window and external door; provision of roof terrace at first floor level with associated railings and privacy screens; replacement of existing rooflight.</p> <p>ii) Proposed removal of existing two-storey non-original closet wing; alterations to rear elevation fenestration including new window and external door; provision of roof terrace at first floor level with associated railings and privacy screens; replacement of existing rooflight.</p>							
Recommendation(s):		<p>i) Grant planning permission ii) Grant listed building consent</p>					
Application Type:		<p>i) Full Planning Permission ii) Listed Building Consent</p>					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		<p>Site Notice: displayed from 28/02/2025 – 24/03/2025 Press Notice: displayed from 06/03/2025 – 30/03/2025</p> <p>No responses were received following statutory consultation.</p>					

Bloomsbury CAAC

An objection was received from the Bloomsbury CAAC. Their reasons for objecting are summarized below:

- No objection to the removal of the added 'closet wing' and the restoration of the long stairs window.
- Object to the privacy screens proposed at this first floor level which will be visible from a number of other buildings.

Officer's Response:

- *The design and impact of the proposals on the Bloomsbury Conservation Area are discussed in Section 3 (Design and Conservation) of this report.*

Site Description

The subject site comprises a four-storey (plus lower ground floor and roof level) mid-terrace dwelling located on the east side of John Street, midway between the junctions with Roger Street (north) and Northington Street (south). The building, which is part of a group of terraces nos.10-20 John Street, are Grade II listed and located within the Bloomsbury Conservation Area.

Its significance includes its architectural design and materials, planform, evidential value as a late Georgian townhouse and its townscape value including its group value with the listed terrace and other listed terraces in the street, and its positive contribution to the character and appearance of the Bloomsbury Conservation Area.

Relevant History

Subject Site

2022/3278/P – Change of use of building from office use (Class E) to residential (Class C3) to form a self-contained dwelling, and associated works. **Granted 14/12/2023**

2022/3790/L – Internal refurbishment and associated works; including, demolition of two storey closet wing to rear, replacement fenestration, removal of rooflights, reinstatement of plan form, restoration of decorative mouldings and other features associated with change of use from office to single dwellinghouse. **Granted 15/12/2023**

No.15 John Street

2015/6704/P – Enlarge first and second floor rear closet wing, infill rear basement and ground floor levels and install balustrade to existing rear extension to provide terrace. **Granted 11/05/2016**

2016/0300/L – Enlarge first and second floor rear closet wing, infill lightwell at rear basement and ground floor level and install balustrade to existing rear extension to provide terrace and associated internal alterations. **Granted 11/05/2016**

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Amenity
- D1 Design
- D2 Heritage

Draft Camden Local Plan

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024 (DCLP). Responses to the consultation and a Submission DCLP (updated to take account of the responses) will be reported to Cabinet on 2 April 2025, and to the Council on 7 April 2025.

The Council is recommended to agree the Submission DCLP for publication and submission to the government for examination (following a further period of consultation).

The DCLP is a material consideration in the determination of planning applications but still has limited weight until the Council has made a decision on the Submission DCLP. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Proposal

1.1. The proposed works include:

- Removal of the existing two-storey non-original rear closet wing at first and second floors
- Alterations to the rear elevation fenestration including new window and external door
- Provisions of roof terrace at first floor level with associated railings and privacy screens
- Replacement of existing rooflight

2. Assessment

2.1. The material considerations for this application are as follows:

- Design and Conservation
- Amenity

3. Design and Conservation

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).

- 3.2. Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To comply with Policy D2, extensions to historic properties should integrate with and enhance the host building and not be dominant or obtrusive.
- 3.3. The proposal includes the demolition of the existing shallow 1980s closet wing extension on the rear elevation at first and second floor levels. Its removal was permitted under the 2022 applications and is supported under the current application. This is due to the extension being non-original and its removal not impacting the architectural or special character of the host listed building.
- 3.4. The extension will be replaced with an external door in the style of a late Georgian window, and a short flight of steps leading up to the roof terrace. The new door will be installed into the opening from the ground to first floor half landing of the main staircase. This opening was formed when the shallow closet wing was added in the 1980s. The new door will be glazed and traditionally detailed so that it has a visual affinity with the pattern of subdivided sash windows on the rear façade of the house. Details of the door have been submitted and found acceptable for use on the listed building. The original long stairs window on the rear elevation will also be reinstated, which is considered a heritage enhancement.
- 3.5. The existing modern lantern rooflight located on the flat roof area is proposed to be replaced with a flat, walk-on rooflight. This alteration is considered acceptable as the existing rooflight is modern and of no intrinsic architectural or historic significance.
- 3.6. A roof terrace to an existing flat roof area is proposed, which is in a similar position as approved on the neighbouring property, no.15 John Street in 2016 (2015/6704/P and 2016/0300/L). The proposed roof terrace would have no impact upon historic fabric as the flat roof of the basement/ground floor rear addition dates from extensive works to the rear of the building in the 1980s. Rear roof terraces are an established form along this side of John Street; thus its creation will not have an undue impact on the wider Conservation Area.
- 3.7. The roof terrace would be enclosed by traditionally detailed metal railings and metal privacy screens, to match the existing screens at no.15 John Street. These are considered acceptable for use on the historic building and within the wider Conservation Area. Concerns were raised by the Bloomsbury CAAC regarding visibility of the privacy screens and impact on the Conservation Area. Given the lack of visibility of the roof terrace and associated screens from public views, it is not considered to unduly impact the character of the Conservation Area and is thus acceptable.
- 3.8. Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the Bloomsbury Conservation Area.
- 3.9. Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the

building or its setting or any features of special architectural or historic interest, which it possesses.” The works preserve the special architectural and historic interest of the listed building.

3.10. Section 66(1) of the Listed Buildings Act 1990 directs that “In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.” The works preserve the setting of all neighbouring listed buildings.

4. Amenity

4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

4.2. In order to mitigate potential overlooking or privacy impacts to neighbouring occupiers due to the proposed rear roof terrace, privacy screens are proposed to be installed on the existing parapets along the east and south boundaries. The privacy screens will have a total height of approximately 1.7m, which is considered sufficient to mitigate overlooking and privacy impacts to neighbouring occupiers. The existing privacy screen along the boundary with no.15 John Street will remain in situ. A condition has been added to ensure the privacy screen is installed as per the approved plans.

4.3. Overall, given the size, siting, and nature of the proposed work, including provision of privacy screens, it is unlikely that the proposals will result in a perceptible negative impact to the amenity of neighbouring occupiers with regards to loss of daylight/sunlight, outlook, or privacy.

5. Conclusion and Recommendation

5.1. As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.

5.2. It is recommended the application be granted conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th April 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for ‘Members Briefing’.

Application ref: 2025/0790/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 2 April 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

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DRAFT
DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 John Street
London
WC1N 2EB

Proposal:

Proposed removal of existing two-storey non-original closet wing; alterations to rear elevation fenestration including new window and external door; provision of roof terrace at first floor level with associated railings and privacy screens; replacement of existing rooflight.

Drawing Nos:

P_0200, P_0601, P_0700, P_0702, P_0800, P_0802, P_0811, P_0820, P_0821, P_0830, P_0832, P_1401, P_1500, P_1502, P_1600, P_1602, P_2001, P_2100, P_2102, P_2200, P_2202, P_6400; Design and Access Statement (prepared by Marek Wojciechowski Architects, dated February 2025), Heritage Appraisal Addendum Report (prepared by The Heritage Practice, dated February 2025), Covering Letter (prepared by Montagu Evans, dated 24 February 2025)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

P_0200, P_0601, P_0700, P_0702, P_0800, P_0802, P_0811, P_0820, P_0821, P_0830, P_0832, P_1401, P_1500, P_1502, P_1600, P_1602, P_2001, P_2100, P_2102, P_2200, P_2202, P_6400; Design and Access Statement (prepared by Marek Wojciechowski Architects, dated February 2025), Heritage Appraisal Addendum Report (prepared by The Heritage Practice, dated February 2025), Covering Letter (prepared by Montagu Evans, dated 24 February 2025)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

- The application is a Householder Application.
- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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-householder-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,
Chief Planning Officer

Application ref: 2025/0813/L
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 2 April 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DRAFT
DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 John Street
London
WC1N 2EB

Proposal:

Proposed removal of existing two-storey non-original closet wing; alterations to rear elevation fenestration including new window and external door; provision of roof terrace at first floor level with associated railings and privacy screens; replacement of existing rooflight.

Drawing Nos: P_0200, P_0601, P_0700, P_0702, P_0800, P_0802, P_0811, P_0820, P_0821, P_0830, P_0832, P_1401, P_1500, P_1502, P_1600, P_1602, P_2001, P_2100, P_2102, P_2200, P_2202, P_6400; Design and Access Statement (prepared by Marek Wojciechowski Architects, dated February 2025), Heritage Appraisal Addendum Report (prepared by The Heritage Practice, dated February 2025), Covering Letter (prepared by Montagu Evans, dated 24 February 2025)

The Council has considered your application and decided to grant 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:

P_0200, P_0601, P_0700, P_0702, P_0800, P_0802, P_0811, P_0820, P_0821, P_0830, P_0832, P_1401, P_1500, P_1502, P_1600, P_1602, P_2001, P_2100, P_2102, P_2200, P_2202, P_6400; Design and Access Statement (prepared by Marek Wojciechowski Architects, dated February 2025), Heritage Appraisal Addendum Report (prepared by The Heritage Practice, dated February 2025), Covering Letter (prepared by Montagu Evans, dated 24 February 2025)

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved.

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 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

Chief Planning Officer