

Application ref: 2025/0813/L
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Date: 24 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

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 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:

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):

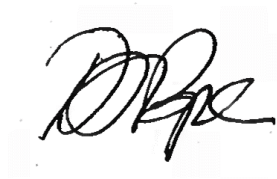
- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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



Daniel Pope
Chief Planning Officer