

Application ref: 2025/1517/P
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Date: 20 May 2025

Development Management
Regeneration and Planning
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PURA ltd
7 Torriano Mews, London
London
NW5 3RZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

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

Proposal:

Refurbishment and restoration of existing vaults including lowering of the floor and replacement of existing openings with 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, 01/04/2025;
Heritage Statement prepared by The Heritage Advisory, ref. 2021/5474, April 2021;
Basement Impact Assessment prepared by Soils Limited, ref. 19832/BIA_Rev1.06, January 2025

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 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) 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