

Application ref: 2025/1520/L
Contact: Brendan Versluys
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Date: 20 May 2025

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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planning@camden.gov.uk
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PURA ltd
7 TORriano Mews, London
London
NW5 3RZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

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

Proposal:

Refurbishment and restoration of existing vaults including the 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** listed building consent for the following reason(s):

Reason(s) for Refusal

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:

<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 blue rectangular background.

Daniel Pope
Chief Planning Officer