

Mr Marek Wojciechowski  
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28 Margaret St  
London  
W1W 8RZ

Application Ref: **2011/4343/L**  
Please ask for: **Jennifer Walsh**  
Telephone: 020 7974 **3500**

2 December 2011

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### **Listed Building Consent (Demolition) Granted**

Address:

**John Kirk House  
31 - 32 John Street  
London  
WC1N 2AT**

Proposal:

Internal and external alterations associated with the change of use of commercial (Class B1) building to residential (Class C3) to create 15 new residential units as well as additions and alterations to include demolition of existing rear facade for proposed new rear facade with inset balconies, demolition of existing plant enclosure at roof level for replacement with new structure, and minor alterations to front railings to street plus the installation of a new refuse lift from basement lightwell to the street level to existing Listed Building.

Drawing Nos: Site Location Plan; P\_01 Rev A; P\_02 Rev C; P\_03 Rev A; P\_04 Rev F; P\_05 Rev B; P\_06 Rev C; P\_07 Rev B; P\_08 Rev B; P\_09 Rev B; P\_10 Rev B; P\_11 Rev B; P\_12 Rev B; P\_13 Rev A; P\_14 Rev C; P\_15 Rev B; P\_16 Rev A; P\_17 Rev C; P\_17a Rev B; P\_18 Rev B; P\_19 Rev A; P\_20 Rev B; P\_21 Rev B; P\_22 Rev A; P\_23; P\_24 Rev A; P\_25 Rev C; P\_26 Rev A; P\_27 Rev A; P\_28 Rev B; P\_29 Rev A;

The Council has considered your application and decided to grant Listed Building Consent (Demolition) 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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Vertical and horizontal section at scale 1:2 of rear window reveal including the framing for the window (including the concrete frame)

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). Furthermore the proposal accords with the specific policy requirements in respect of the following principle considerations:- In overall terms it is considered that the proposed scheme represents a high quality refurbishment and sensitive additions and alterations to an existing listed building. The proposed alterations and extensions to the building are considered to respect the host listed building whilst preserving the character and appearance of the wider listed terrace.

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