

Miss Fiona Cameron  
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Application Ref: **2007/3743/L**  
Please ask for: **Elaine Quigley**  
Telephone: 020 7974 **2453**

12 October 2007

Dear Sir/Madam

## **DECISION**

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

### **Listed Building Consent Granted**

Address:  
**34 & 35 John Street**  
**London WC1N 2AT**

#### **Proposal:**

Internal and external works including change of use of the premises from office use (B1) to residential use (C3) to form two single family dwellinghouses.

Drawing Nos: SK01; 02; 03; 04; 05; 06; (PA) 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 11 rev B; 12 rev B; 13 rev C; 14 rev A; 15 rev A; 16; 17 rev B; 18 rev A; 19 rev A; 20 rev A; 21; 22; 23; 24; 25; 26; 27; 28; 29; 30; 31 rev B; 32 rev A; Details of structural works; Planning statement; Lifetime homes document; Schedule of works; Assessment of significance and PPG15 statement of justification;

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 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 or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Detailed drawings 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) Details, including method statements and plans, of any proposed structural works to the building

b) Details, including internal elevations, of the proposed layout of the new front room bathrooms at first floor level

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 B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B6 (listed buildings). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report.

### **Disclaimer**

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