Delegated Report	Analysis sheet		Expiry Date:	05/08/2014
	N/A		Consultation Expiry Date:	10/7/14

Officer	Application Number(s)
Alan Wito	2014/2611/L

Application Address	Drawing Numbers
20 John Street London WC1N 2DR	See decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)

Discharge of condition 2c (details of railings and gate) pursuant to Listed Building Consent reference 2013/1397/L dated 09/10/13.

Recommendation(s):	Grant
Application Type:	**Approval of Details (Listed Building)**
Conditions or Reasons for Refusal:	**Refer to Draft Decision Notice**
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	A site notice was put up outside of the property from 13/6/14 to 4/7/14 and a press notice published on 19/6/14.
CAAC/Local groups* comments: *Please Specify	N/A

Site Description

The site comprises an end of terrace part two-storey, part 3 storey plus mansard and basement level corner property, located on the east side of John street at the junction with John Street and Roger Street. It forms a terrace of buildings on John Street where the buildings are of similar heights and fairly homogenous in their design. The main entrance to the building is located on the Roger Street elevation.

This building is grade ll listed and is located within the Bloomsbury Conservation Area.

Relevant History

Planning Permission and Listed Building Consent were granted on 9/10/13 for the change of use from office to residential and alterations to include, enlargement of front lightwell, addition of lightwell and railings to Roger St. elevation, insertion of windows and entrance door to proposed mews house on Roger St. elevation, reinstatement of basement level to non-original extension including roof terrace at 20A John St, insertion of 3 windows at front lower ground level of 20 John St., minor alterations to front railings, internal alterations and the installation of a new refuse lift from basement lightwell to street level (refs: 2013/1479/P and 2013/1397/L).

Conditions 2a (details of all new joinery including sections of new windows) and condition 2b (sample of York stone) of the listed building consent (2013/1397/L) was granted on 3/4/2014 (ref: 2014/1001/L).

Condition 2f (details of retaining reinforced concrete wall to front area, if found to be necessary) pursuant to Listed Building Consent reference 2013/1397/L dated 09/10/13 was granted on 8/7/14 (ref: 2014/2261/L).

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

Assessment

Condition 2 required:

"Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

c) Details of railings including gates, rubbish lift and treatment of vaults to accommodate rubbish bins etc."

The submitted details show a new railing which matches the adjacent railings at 19 John Street. This will be done by cutting off the existing finials and replacing them with new ones. The existing railings at 20 John Street are non original and their design differs from the rest of the terrace it's attached to. The gate for the stairs use the same details as the railings and will ensure a cohesive design to the frontage.

A rubbish lift is not proposed in the basement lightwell and this part of the condition appears to be based on an earlier plan which was not part of the approved scheme.

The proposed works preserve the special interest of the listed building and therefore it is recommended that the condition is approved.