

Mr. James Nichols
Garnett + Partners
Holborn Hall
195 High Holborn
London
WC1V 7BD

Application Ref: **2015/0939/L**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

9 April 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
5 John Street
London
WC1N 2ES

Proposal:
Internal modifications at second-floor level.
Drawing Nos: D&A statement, 802(01)113 (E2 plan+demol), 802(01)310 (E2 sec+demol),
802(01)603revA (P2plan), 802(01)800revA (P2sec)

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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.



Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The applicant wishes to alter non-historic partitions in the rear room on the second floor, improving its proportions, and to replace a bathtub in the front room on the second floor with a glass shower cabinet. This free-standing cabinet will not reach the ceiling. Further proposals to cut a staircase from the ground-floor back room to the basement and to insert a stone floor in the second-floor bathroom were removed after officer advice. The proposal consequently does not harm the special interest of the listed building.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment