

Mr Anthony Close-Smith  
Donald Insall Associates  
12 Devonshire Street  
London  
W1G 7AB

Application Ref: **2013/5685/P**  
Please ask for: **Mandeep Chaggar**  
Telephone: 020 7974 **6057**

14 May 2015

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**27 John Street**  
**London**  
**WC1N 2BX**

**21 Johns Mews**  
**London**  
**WC1N 2PA**

Proposal:

Erection of rear extension with associated terrace above and elevational alterations.

Drawing Nos: 2201 rev.E, 2202 rev.D, 2000 rev.H, 2300 rev.H, 2001 rev.H, 2301 rev.H, 1000 rev.X, 1001 rev.X, 1002 rev.X, 1003 rev.X, 1004 rev.X, 1005 rev.X, 1006 rev.X, 1200 rev.X, 1201 rev.X, 1202 rev.X, 1300 rev.X, 1301 rev.X, 4000 rev.X, Lifetime Homes Statement, Arboricultural Impact Appraisal and method Statement, Historic Building Report September 2013, Design & Access Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three



years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

2201 rev.E, 2202 rev.D, 2000 rev.H, 2300 rev.H, 2001 rev.H, 2301 rev.H, 1000 rev.X, 1001 rev.X, 1002 rev.X, 1003 rev.X, 1004 rev.X, 1005 rev.X, 1006 rev.X, 1200 rev.X, 1201 rev.X, 1202 rev.X, 1300 rev.X, 1301 rev.X, 4000 rev.X, Lifetime Homes Statement, Arboricultural Impact Appraisal and method Statement, Historic Building Report September 2013, Design & Access Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Reasons for granting permission

The proposed single storey rear extension is subordinate in scale and location to the five storey host building and respects the character and setting of neighbouring buildings. The simple modern design is appropriate for the host building and surrounding conservation area and a stone and brickwork finish would reflect the use of stone and brickwork elsewhere in the vicinity.

A new terrace with railings and a walk on roof light is proposed above the extension, in association with new timber French windows and alterations to the existing windows on the rear elevation. Due to the proposed extension's size, location and proximity to neighbouring windows, as well as the associated terrace above, the scheme would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, noise nuisance or light spill.

Although the extension would extend beyond the immediate building line, it would be no greater than the existing arrangement. The proposal would be sympathetic to the host building; single storey and not full width, and its extent of public visibility would have a limited impact on the character and appearance of the conservation

area.

Neighbouring occupiers were consulted on the application. One objection and one comment has been received prior to making this decision and duly taken into account prior to making this decision. The concerns have been considered and the site's planning history was taken into account in coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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', written in a cursive style.

Ed Watson  
Director of Culture & Environment