

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

Application Ref: **2013/5705/L**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

14 May 2015

Dear Sir

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
27 John Street
London
WC1N 2BX
&
21 John's 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 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.

- 4 Details 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:

- a) The openings between the front and rear rooms on the ground and first floors to reveal any structural woodwork

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 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 Reasons for granting permission.

The acceptability of the new openings between the front and rear rooms on the ground and first floors is conditional upon careful opening up to reveal what if any structural woodwork, etc, is discovered within the wall and subject to agreement with a conservation officer.

The materials, finish and simple detailed design of the proposed extension is considered to be appropriate. There will be no loss of significant or historic fabric

involved, and the proposal is not considered to have an adverse impact on the appearance or character of the building's rear elevation. The proposal is considered therefore to preserve the building's special architectural and historic interest.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, 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 2015, and paragraphs 14, 17 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 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.
- 4 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 Noise and Licensing Enforcement Team, 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.

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