

Miss Romina Gomez
4M Group
39 Warple Way
33-34 Warple Way
Acton
London
W3 0RX

Application Ref: **2015/2076/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

10 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 John Street
London
WC1N 2ES

Proposal:
Internal and external alterations to include the widening of existing opening at ground floor level and erection of the national flag of Kosova on a projecting flagpole above the entrance door to the front elevation of the Republic of Kosovo Embassy.

Drawing Nos: Design and Access Statement (revised 08/06/2015); 2000; 2001 RevB; 2002 RevC; 2003 RevA.

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 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.

- 3 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.

- 4 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 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 proposed 6 panel Georgian style double doors will introduce a more flexible work space and communication between the front and rear room as well as allowing for more light to flow through. The chosen 6 panel style doors actively retain the Georgian identity of the host building, providing an acceptable alternative to the non-historical partition wall which is to be opened up to allow for the introduction of the 6 panel double doors.

The proposed flag pole and fixing bracket sited above the entrance door are sympathetic and aesthetically pleasing and will blend within the frontage of the host building. Though large enough to be seen, the proposed flag pole and fixing bracket will not dominate the streetscape or over shadow any of the historical details of the front elevation of the host building and will therefore not harm the setting of the listed building.

Amendments were sought and made throughout the process which have resulted in the reduction in size of the flag pole, reduction in size and altered design and siting of the fixing bracket, and the replacement of the originally large opening between the front and rear room with the more traditional 6 panel double doors allowing the creation of a more open and well lit space. Such amendments are now considered acceptable.

The proposal is considered appropriate in terms of size, design, location and material to be used and will preserve and enhance the appearance and character of the internal fabric of the host building and will thus not cause harm to the setting of the listed building.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No objection has been received.

The proposal will not impact on the neighbours' amenity nor would it be harmful to either pedestrian or vehicular safety.

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 proposed development is in general accordance with policies CS5, CS14 and CS17 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 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -67, 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', written in a cursive style.

Ed Watson
Director of Culture & Environment