

Mr Robert Prewett
Prewett Bizley Ltd
Second floor
118a London Wall
London
EC2Y 5JA

Application Ref: **2015/2140/L**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

3 July 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
16 John Street
London
WC1N 2DL

Proposal:
Installation of slim framed secondary glazing to sash windows at ground floor level (front) and 1st and 2nd floor levels (front and rear).

Drawing Nos: Site location plan; 93 S 00 B; 93 S 01 B; 93 S 02 B; 93 S 10 A; 93 S 11 A; 93 P2 31; 93 P4.1 00 A; 93 P4.1 01 A; 93 P4.1 10 A; 93 P4.1 41A; Heritage statement (93 DOC P4.1 A)

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 Reasons for granting listed building consent:

Secondary glazing is proposed to the original window openings at ground (front only), 1st and 2nd floor (front and rear). The existing windows are historic but not original to the building. The slim framing detail of the secondary glazing system proposed sits within the depth of the frame and will ensure that the alteration has minimal impact on the character of the rooms, and very limited visual impact from the outside of the building.

Secondary glazing reads as a modern intervention but is a reversible approach which will not involve the loss of any significant historic fabric. It is therefore considered to be an appropriate way of achieving improved thermal performance.

The proposal is considered to be acceptable in listed building terms as no significant or historic fabric will be lost or detrimentally affected, and the character and special interest of the building will be preserved.

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 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 March 2015, consolidated with alterations since 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 flourish at the end.

Ed Watson
Director of Culture & Environment