

Ms Sarah Castle  
IF\_DO Architecture & Design  
Unit 7P Vanguard Court  
Rear of 36-38 Peckham Road  
London  
SE5 8QT

Application Ref: **2015/2806/L**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

23 July 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**17 John Street**  
**London London**  
**WC1N 2DE**

Proposal: Installation of 1 x rooflight and internal alterations at ground and lower ground floor levels.

Drawing Nos: Heritage Statement, Design & Access Statement, PL-03, PL-02, PL-01, EX-03, EX-02, EX-01, DM-02, DM-01, L-01.

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.

The proposed roof light is small in size relative to the roof and will be located within the central valley of the roof, not visible from the public realm. As such it is considered that the rooflight will preserve the building's character and special architectural interest.

Internally, the re-opening of the blocked doorway to the ground floor rear room will benefit the building's original plan form and special interest, and this aspect is welcomed. The alterations necessary to accommodate the kitchen within the ground floor front room will not cause harm to the character or fabric of this room, as existing services and ductwork in the floor below will be reused, and any openings within the floor to make connections to the existing services will not affect the joists. The proposed cabinetry will be scribed around retained joinery, and is kept well free of the cornice, allowing this feature, and the scale of the room, to be appreciated.

The proposal is reversible in nature, will not involve the loss of any significant or historic fabric, and is therefore considered to preserve the building's character, appearance and special architectural and historic interest.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were 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 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 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.

- 2 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.
- 3 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).

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment