

Miss Sophie Reay
Indigo Planning
87 Chancery Lane
London
WC2A 1ET

Application Ref: **2015/3477/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

4 September 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**6 John Street
London
WC1N 2ES**

Proposal:

Demolition of the modern extensions behind the facade of 6 John Street; internal alterations and additions to the roof and rear elevation of the building in connection with the change of use from education (D1) to provide 7 residential units.

Drawing Nos: (798_)001; 100; 101; 102; 103; 104; 105; 106; 107; 111; 112; 113; 123 P2; 124; 151; 152; 153; 154; 155; 156; 161; 162; 173; 174; 200 Rev P3; 201 Rev P4; 202 Rev P4; 203 Rev P3; 204 Rev P4; 205 Rev P5; 206 Rev P4; 207 Rev P2; 211 Rev P2; 212 Rev P2; 213 Rev P2; 222 Rev P1; 223 Rev P6; 224 Rev P2; 401, Structural Report (24032) dated November 2014, Marketing Report dated 29 October 2014, Noise Impact Assessment (70007779) dated 27/10/2014, Planning Statement October 2014, Design and Access Statement, Schedule of Works to listed façade dated October 2014, Energy Strategy (70007778) dated 27 October 2014, Heritage Appraisal October 2014, Transport Statement October 2014, Schedule of amendments (798_SA) Rev T3 dated 26/05/2015, Email from Sophie Reay dated 18/08/2015 and Cover letter (ref: let.024.SDR.JM.21550001) dated 02/06/2015.

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 Detailed drawings, or samples of materials as appropriate, 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) Samples and manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority and samples of those materials to be provided on site)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

This application relates to 6 John Street which contains a grade II listed Georgian

town house building dating from the 1750's. The building is 4 storeys, plus mansard and basement, and was rebuilt in Neo-Georgian style and restored in 1989. The proposal includes the demolition of the modern extensions to the rear of the building, alterations to the roof and rear elevation and internal alterations to facilitate the change of use to residential approved under 2014/6795/P. The principle of the works has been approved under 2014/7045/L. This application includes alterations to the approved scheme which Officers find acceptable.

The façade of 6 John Street would be retained with the main entry steps and railings refurbished. The single glazed timber sash windows would be renovated where damaged and replaced with windows to match where they are beyond repair. This would lead to the enhancement of the front elevation of the building. Details of the proposed bin lift would be required by way of condition. A louvre refuse door, concrete step and fire escape would be added to the lower ground front of the building, below street level. These elements are in keeping with the listed building and concealed from view.

The internal works to the listed building include the demolition of internal partitions and the lift core along with the retention of the concrete structural frame. The internal elements are not original and have been extensively modified over the years so that none of the historic fabric remains. These elements are in a poor condition and their removal would be supported. In addition, the internal layout of the building would be brought back to its original residential use which is supported.

The demolition of the rear elements of the building include the modern extension at ground and lower ground levels; the rear mansard roof; the lift overrun and the modern chimney. The removal of these elements is supported as they are harmful to the character appearance of the host building due to their bulk, fenestration and materials. The replacement rear elevation would be rebuilt in London Stock brickwork (details are conditioned) to be in keeping with the remainder of the terrace; provide vertical proportionality and ordered openings and the distinction between the roof and main elevational treatment would be re-established. The roof would be rebuilt with a uniformly designed mansard sitting lower than the adjoining properties to simplify the massing of the building and restore the consistency of the roofscape. Overall, the alterations are a significant improvement over the existing arrangement with the scale and mass of the building being largely reduced.

On this basis, it is considered that the above alterations to the building would enhance the character and appearance of the listed building whilst preserving the special interest of the host building's listed façade

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