

Mr Fred Woodrow
Chase & Partners LLP
Highlight House
57 Margaret Street
London
W1W 8SJ

Application Ref: **2015/4847/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

18 September 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat 3
21 John Street
London
WC1N 2BF

Proposal: New double glazed Crittall door to provide access to rear terrace in the same style as existing doors and windows.

Drawing Nos: 15.7015.00/DSK 01A, 15.7015.00/DSK 02A, site location plan received 10/08/2015, Design and Access Statement v.1 received 10/08/2015 and Planning Statement dated July 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.

Informative(s):

- 1 The proposal is considered acceptable by virtue of its design, size and location. The proposed double-glazed Crittal door would be a sympathetic addition that would match the style of the existing windows and doors of the rest of the host building, and respect the existing art-deco style. The door would not be visible from the surrounding street level, and is in keeping with the age and style of the host building. The proposal is therefore considered to preserve the setting and the features of special architecture of the Listed Building.

The proposed works are considered relatively minor in nature and would not adversely impact on the setting of the Listed Building or the character or appearance of the Conservation Area. Overall, the alterations to the Listed Building would not cause a material level of harm to its significance and are acceptable.

No objections have been received prior to making this decision. The site's planning history has been 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 proposed development is in general accordance with policies 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, 56-66 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', written in a cursive style.

Ed Watson
Director of Culture & Environment