

Mr. Antony Pleasants  
Bowman Riley Architects  
2nd Floor  
2 Sycamore Street  
London  
EC1Y 0SF

Application Ref: **2016/0300/L**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

11 May 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**15 John Street**  
**London**  
**WC1N 2EB**

Proposal:

Enlarge first and second floor rear closet wing, alter infill lightwell at rear basement and ground floor level and install balustrade to existing rear extension to provide terrace and associated internal alterations.

Drawing Nos: P(000)001 Site Plan; P(000)002 Existing Floor plans - basement ground first floor; P(000)003 Existing Floor plans - second third floor; P(000)004 Revision C Alteration floor plans - basement ground first floor; P(000)005 Revision B Alteration floor plans - second third floor ; P(000)006 Revision E Proposed plans - basement ground first floor; P(000)007 Revision D Proposed plans - second third floor; P(000)020 Proposed drainage plans - basement ground first floor; P(000)007 Proposed drainage plans - second third floor; P(000)008 Revision A Existing Elevations; P(000)009 Revision B Proposed Elevations; P(000)010 Revision A Alteration Section A-A; P(000)011 Alteration Section B-B; P(000)012 Revision A Alteration Section C-C; P(000)013 Revision B Proposed Section A-A; P(000)014 Revision A Proposed Section B-B; P(000)015 Revision A Proposed Section C-C.



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) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Samples and manufacturer's details of new facing materials. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

d) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building

e) Details of any works of alteration or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification

The relevant part of the works shall not be carried out otherwise than in

accordance with the details thus approved.

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 proposal seeks the erection of a 2 storey closet wing extension at rear first floor level, the creation of a lightwell at lower and ground floor level within the existing rear extension and the creation of a roof terrace atop the existing rear extension at ground floor level. Associated internal and external alterations will also take place.

The erection of a 2 storey closet wing extension at rear first floor level, by virtue of its size, terminating height and limited depth, is considered acceptable and represents a subordinate extension to the original building. The use of matching stock brick, the alignment and detailed design of fenestration therein, adds to the sympathetic appearance.

The creation of a lightwell at lower and ground floor level would amend a non-original addition. The nature of the alteration would maintain the appearance of the existing extension, whilst a partial element of its roof, located against the original rear elevation, would be removed to create the lightwell. In this instance the proposal would be acceptable.

The installation of railings along the perimeter of the rear ground floor level terrace would represent a lightweight and limited addition.

Within this context, the proposed alterations are considerate appropriate to the character and appearance of the special architectural or historic interest of the building and the surrounding conservation area.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One objection has been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The Greater London Archaeological Advisory Service (GLAAS) conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

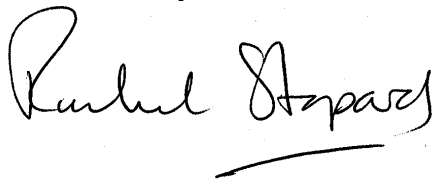
As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56-68 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



Rachel Stopard  
Director of Supporting Communities

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