

Mr Tim Blackwell  
MWA  
66-68 Margaret Street  
London  
W1W 8SR

Application Ref: **2016/3326/L**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

19 December 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**19 John Street**  
**London**  
**WC1N 2DL**

Proposal:

Demolition of three storey closet wing extension between ground and second floor and erection of a three storey extension with a new lift enclosure, installation of ballustrade for a second floor roof terrace, lowering of the vaults at basement level, installation of metal balustrade for new terrace to the rear at first floor level, installation of retractable rooflight to provide a new terrace at 3rd floor level and associated internal reconfiguration at all levels.

Drawing Nos: P\_00, P\_01 REVA, P\_02 Rev A, P\_03, P\_04 Rev A, P\_05, P\_06 Rev A, P\_07, D\_08 Rev A, P\_09, D\_10, P\_11, D\_12 Rev A, P\_13 Rev B, P\_14, P\_15 Rev A, P\_16 internal elevation, P16 Section E-E, D\_08 Rev A, D\_10, D\_12 Rev A, D\_13 Rev B, Door Schedule Rev A, Window Schedule Rev A, Loss of Employment - Montague Evans dated 12 August 2016, Daylight and Sunlight Report - Malcolm Hollis dated 18th August 2016, Sustainability Report from CUNDALL dated 22.04.2016, Marketing Statement from Farebrother Planning dated 16 August 2016 & Design and Access Statement Dated March 2016 from MAREK WOJCIECHOWSKI ARCHITECTS.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) 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 including a clear location of the new door and a photo of the existing door to be removed.

- b) Samples and manufacturer's details of all new facing materials. A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and any cleaning/washing, new pointing or repointing.

- c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1 including a clear location of the new door and a photo of the existing door to be removed.

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 All architectural features including e.g. cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby 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 permission

The proposed change of use from office (Class B1) to a dwelling house (Class C3) use is considered to be acceptable in principle. Policies CS8 and DP13 generally resists the loss of business uses and paragraphs 13.3 and 13.4 states: when it can be demonstrated that a site is not suitable for any business use other than B1a)

offices, the council may allow a change to permanent residential uses or community uses. Policy CS8 paragraph 8.8 and Camden Planning Guidance 5 paragraph 6.3 is relevant and indicates that the supply of offices is expected to meet the projected demand over the plan period and as a result may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. It is accepted that the buildings are not suitable for commercial occupation, due to the variety of different sized rooms, which cannot be readily altered due to the listed status of the building.

The marketing evidence submitted includes information that the condition and feasibility measures for the use as offices or small to medium enterprises (SME) would not be viable. The applicant has submitted a statement setting out how the proposal meets the aims of policy DP13. This states that the character of the surrounding street is generally residential, with the application site being originally in 'residential use' use. Nos. 15 and 16 John Street have both been granted permission to convert from office to single dwellings over the past four years (refs. 2013/7509/P, 2013/3923/P and 2012/5456/P respectively).

The proposed demolition and erection of a new rear extension, rebuilding of part of the closet wing and along with removal of the current air conditioning units are all acceptable. The proposed terrace at roof level has been revised and has been designed to minimise the loss of historic fabric, the terrace at first floor level is considered acceptable in design and appearance and the internal alteration proposed to the lower-ground and third floor were revised following officer's comment and are considered to preserve the historic fabric of the host building.

The quality of residential accommodation is considered to be of good standard, meeting the minimum national space standards. The Daylight & Sunlight assessment submitted with the application demonstrates reasonable standard of light in all the habitable rooms.

The site is located in PTAL 6B good public transport and storage facility for 2 x cycle provision would be provided on site. As such, the development would be 'car free' and would be secured by legal agreement s106.

The impact on neighbouring amenity is considered to be within acceptable levels. The roof and first floor terraces are positioned and angled to an extent that privacy of neighbouring properties would not be unduly harmed. The roof terrace would be centrally located and would not give rise to the loss of privacy or overlooking.

Neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. Two objections have been received and assessed separately. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the listed buildings and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

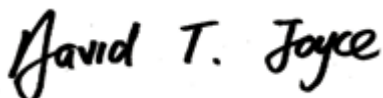
The proposed development would not harm the character and design of the site within its location and is considered to accord with policies CS1, CS5, CS6, CS10 and CS14 of the London Borough of Camden Local development Framework Core Strategy, and policies DP13, DP5, DP13, DP16, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local development Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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).
- 4 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.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Executive Director Supporting Communities