

Cordelia Henel
PURA Ltd
36 Gloucester Avenue
London
NW1 7BB
United Kingdom

Application Ref: **2016/7064/L**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

24 February 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent (Demolition) Granted

Address:
12-14 Northington Street
London
WC1N 2NW

&

Flat 5
28 John Steet
London
WC1N 2BL

Proposal:

Erection of mansard roof extension to include dormer windows and inset roof terraces at second floor level, erection of metal balustrades at second floor level and alterations to front and rear elevations of adjoining dwellings and internal alterations to Flat 5, 28 John Street
Drawing Nos: OS Extract; A100; A101; A102; A104a; A-105a; A106; A107; A206; 0995: 20-100-F; 20-101-F; 20-102-K; 20-103-D; 20-110A-C; 20-111-D; 20-111A-D; 20-122-All; 80-100-C; Design and Access Statement dated August 2014; Heritage Statement dated August 2014

The Council has considered your application and decided to grant Listed Building Consent (Demolition) 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:

Details including sections at 1:10 of all replacement windows (including jambs, heads and cill) of the front elevation.

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 application site involves both a Grade II Listed (No. 28 John Street) and a non-Listed Building (Nos 12 & 14 Northington Street). This Listed Building Consent is in

association with planning permission ref 2016/6499/P.

The proposed external works to the host building will consist of a true mansard roof extension with French doors within the front dormer windows and the erection of metal balustrades with a black painted finish at second floor level. As the front elevation, the bay windows at the upper floors and the ground floor windows will be replaced with double glazed timber framed windows to the same profile as the existing, and at the rear elevation new window opening would be created.

It is not considered that these works will cause overall detriment to the character and historic fabric of the neighbouring Listed Building, nor cause a negative impact upon the setting of the terrace along John Street.

Internal works to No. 28 John Street will involve the erection of timber stud partitions with paint and tile finish. It is not considered; the impact of the partitions will be harmful to the Grade II Listed Building as it is reversible and will still preserve the building's special architectural and historical interest.

As the works are external, public consultation was necessary and undertaken by a site notice in close proximity to the site and a press notice.

No objections were received following consultation. The site's 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 or enhancing the Listed Building or its setting or any features of special architectural or historic interest which it possesses 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 and policy D2 of the London Borough of Camden Local Plan Draft Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

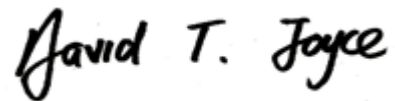
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Executive Director Supporting Communities