

Mr Graham Robertson
Envoplan
Noble House
Eaton Road
HEMEL HEMPSTEAD
HP2 7UB

Application Ref: **2016/4220/L**
Please ask for: **Rachael Parry**
Telephone: 020 7974 **1443**

6 January 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Warning of Enforcement Action

Address:

25 John Street LONDON WC1N 2BS

Proposal:

To insert 12mm toughened glass within the existing opening between the front boardroom and reception at Ground floor level and reinstate timber folding doors to front boardroom. (Part retrospective).

Drawing Nos: Photos of completed installation of glass within doorframe

EXISTING Ground Floor LAYOUT _0005

Location Plan

04 Proposed Elevation (23-12-16)

045 Folding Door Details (23-12-16)

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 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.

- 3 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.

- 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) Details of new hinges and existing door, frame and architrave at a scale of 1:2 and 1:10 to include manufacturer's details, materials, finish and method of fixing.

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 site is within a grade II listed terrace of 7 townhouses which dates from c1800 and is constructed from multi-coloured stock brick with stucco bands under slated roofs with dormers and/or mansards. The terrace is of four storeys with basement and has variants between 2 and 3 window ranges; no.25 has 2.

The proposal requests retrospective permission for the insertion of toughened glass panels in the opening between the original front and rear ground floor rooms. Following enforcement action and subsequent discussions the timber folding doors

which were removed to allow for the glazing are to be reinstated and will sit adjacent to and in front of the glass within the front reception room to enable the original character and proportions to be appreciated.

The glazed panels are considered temporary and reversible and their insertion involved no loss of historic fabric; and following the addition to the application to reinstate the timber folding doors the proposed development is considered to preserve the appearance, and hence the special interest of the grade II listed building.

No public consultation was necessary for this approval of details application. The site's planning history was 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 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 2016, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any further works to this listed building will require submission of an application for listed building consent prior to works being completed. Works found to be completed without consent is a criminal offence and would be subject to Enforcement action.
- 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, 5 Pancras Square, London, N1C 4AG, (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, 5 Pancras Square, London, N1C 4AG (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 ENFORCEMENT ACTION

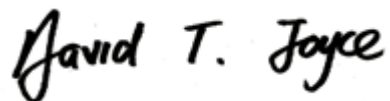
You are advised that failure to fully complete the development hereby approved

within 8 weeks from the date of this permission will result in formal enforcement action being taken by way of service of an enforcement notice to ensure that the works are carried out in line with this approval.

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 'D' and 'J'.

David Joyce
Executive Director Supporting Communities