

Ms Maddalena Cannarsa  
extrArchitecture  
49 Netherwood Road  
London  
W14 0BL

Application Ref: **2016/0992/P**  
Please ask for: **Kate Henry**  
Telephone: 020 7974 **2521**

17 August 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

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

Proposal:  
Variation of condition 3 (approved plans) of 2013/7230/P dated 21/07/2014 (as amended by 2015/0331/P, dated 25/03/2015) (for excavation of basement; demolition of existing rear extension, alterations to windows and doors, alterations to roof and associated works), namely to allow alterations to the internal layout  
Drawing Nos: Site Location Plan at 1:1250; A1100\_Rev 01; A1101\_Rev 02; A1102\_Rev 01; A1103\_Rev 01; A1203\_Rev 02; D1100.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 **REPLACEMENT CONDITION 3**

The development hereby permitted shall be carried out in accordance with the following approved plans:



Site Location Plan at 1:1250; A1100\_Rev 01; A1101\_Rev 02; A1102\_Rev 01; A1103\_Rev 01; A1203\_Rev 02; D1100.

Informative(s):

1 Reasons for granting permission

This application seeks to make a number of changes to planning permission 2013/7230/P, dated 21/07/2014 (which was previously amended by 2015/0331/P, dated 25/03/2015). The proposed changes are considered to be acceptable and the proposal would not cause undue harm to the character and appearance of the Bloomsbury Conservation Area or the special architectural or historic interest of the Grade II listed building.

The alterations at roof level (i.e. the changes to the flat roof and the roof garden) are unlikely to be discernible in the public realm. The proposed dummy roof may be visible in views from the rear, but the proposed changes would not affect its external appearance and the works would not detract from the special architectural or historic interest of the building.

At the rear, at ground level, the repositioning and increase in size of the garden is considered to be acceptable. Similarly, the proposed glazed passageway (to replace the proposed lounge) represents a suitable addition to the original building because it would allow a clear sense of the original building to be retained.

At lower ground floor level, the alterations to the position of the sunken terraces are considered to be acceptable. Currently, the entire rear part of the site is built over and the introduction of open areas is still welcomed.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25 and DP26 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 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

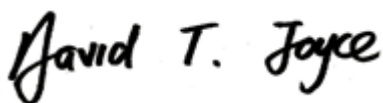
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 3 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.
- 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 attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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



David Joyce  
Director of Regeneration and Planning

