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Application Ref: **2016/3684/L**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

17 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
11 John Street
London
WC1N 2EB

Proposal:
Various internal and external works including excavation of basement, demolition of existing rear extension, alterations to windows and doors, alterations to roof

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 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 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.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 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 new glazed rear first floor door at a scale of 1:10 with typical glazing bar details at 1:1.
- b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- c) Plan, elevation and section drawings of rear first floor balustrade at a scale of 1:10 with typical joint details at 1:1.
- d) Plan, elevation and section drawings of typical glazed elevations to rear extension at a scale of 1:10 with framing details at 1:1.

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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.

Informative(s):

- 1 Reasons for granting listed building consent

Listed building consent was previously granted for similar works at the property under reference 2015/0298/L, dated 25/03/2015 (and prior to that under 2013/7321, dated 22/07/2014). This application proposes changes to the previously approved schemes.

The proposed changes at basement level, namely rotating the swimming pool by 90 degrees, retaining the front vaults as existing and the alterations to the room layouts and uses, are considered to be acceptable and it is not considered that the

proposed works would detract from the special architectural or historic interest of the building. Revised plans have been received during the course of the application, to include a downstand in the original position of the rear wall of the property, which would help to restore a sense of the original plan form.

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. Internally, the proposed changes are considered to be acceptable. Revised plans have been received during the course of the application to better separate the kitchen from the corridor and to highlight the position of the original rear wall.

On the upper floors, the proposed changes are considered to be acceptable. Revised plans have been received to amend the landing areas and the room layouts, to better reflect the original plan form at these levels. At roof level, the proposed changes to the flat roof and the roof garden are considered to be acceptable and would not detract from the special architectural or historic interest of the building.

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.

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 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 the provisions of paragraphs 14, 17 and 126-141 of the National Planning Policy Framework 2012.

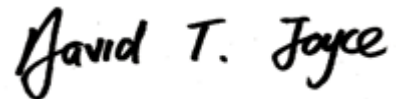
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control 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 'D' and 'J'.

David Joyce
Director of Regeneration and Planning