

Mr. Hugh Cullum
Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Application Ref: **2017/3981/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

24 August 2017

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**24
John Street
London
WC1N 2BH**

Proposal:

Removal of external stairs to roof terrace and adjoining free standing wall, extension of existing glazed balustrade, removal and installation of replacement wooden trellis; reconfiguration of rear garden design.

Drawing Nos: JS024-P000(_), JS024-E011(_), JS024-E012(_), JS024-E020(A), JS024-E021(_), JS024-P011(_), JS024-P012(_), JS024-P020(A), JS024-P021(_) and Design and Access Statement dated 31 May 2017 p1.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: JS024-P000(_), JS024-E011(_), JS024-E012(_), JS024-E020(A), JS024-E021(_), JS024-P011(_), JS024-P012(_), JS024-P020(A), JS024-P021(_) and Design and Access Statement dated 31 May 2017 p1.

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

Informatives:

- 1 Reasons for granting permission.

The proposal involves the removal of a modern concrete flight of steps and freestanding wall which currently provide access to the first floor terrace. There is no objection to the loss of these non-original structures, and their removal would not cause harm to any historic fabric or the character of the listed building. The existing first-floor glass balustrade above the modern extension would be extended to fill the gap left by the steps. Given the pre-existing glazed balustrade, this is considered acceptable in this instance.

The proposals also include the removal of concrete planters in the rear garden, re-landscaping and the erection of additional planters and trellis. These alterations are not considered to adversely affect the setting of the listed building, would not harm the character and appearance of the Bloomsbury Conservation Area and are acceptable.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

Due to the location and nature of the proposals, they are not considered to have any adverse effects on neighbouring amenity in terms of outlook, daylight or privacy.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building

or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

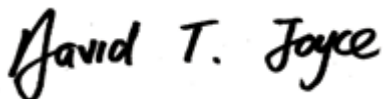
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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