

Ms Sarah Castle
IF_DO
Unit J311
The Biscuit Factory
London
SE16 4DG

Application Ref: **2017/3179/L**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

24 August 2017

Dear Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
17 John Street
LONDON
WC1N 2DE

Proposal: Erection of rear single storey extension to existing closet wing at ground floor level with terrace above; relocation of existing AC units on rear elevation to roof level and external cabinet; and internal alterations on all levels

Drawing Nos: 11601_L_01; 1601_DM_01 (Rev C); 1601_DM_02 (Rev 2); 1601_DM_03 (Rev A); 1601_DM_04 (Rev D); 1601_DM_05 (Rev C); 1601_DM_06 (Rev A); 1601_EX_01 (Rev A); 1601_EX_02 (Rev A); 1601_EX_03 (Rev B); 1601_EX_04 (Rev A); 1601_EX_05 (Rev A); 1601_EX_06 (Rev A); 1601_PL_01 (Rev C); 1601_PL_02 (Rev D); 1601_PL_03 (Rev C); 1601_PL_04 (Rev C); 1601_PL_05 (Rev E); 1601_PL_06 (Rev C) (Design & Access Heritage Statement); Notes responding to comments and questions prepared by IF_DO dated August 2017

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 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1601_L_01; 1601_DM_01 (Rev C); 1601_DM_02 (Rev 2); 1601_DM_03 (Rev A); 1601_DM_04 (Rev D); 1601_DM_05 (Rev C); 1601_DM_06 (Rev A); 1601_EX_01 (Rev A); 1601_EX_02 (Rev A); 1601_EX_03 (Rev B); 1601_EX_04 (Rev A); 1601_EX_05 (Rev A); 1601_EX_06 (Rev A); 1601_PL_01 (Rev C); 1601_PL_02 (Rev D); 1601_PL_03 (Rev C); 1601_PL_04 (Rev C); 1601_PL_05 (Rev E); 1601_PL_06 (Rev C) (Design & Access Heritage Statement); Notes responding to comments and questions prepared by IF_DO dated August 2017

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings or samples of material, in respect of the following, shall be submitted to and approved in writing by the local planning authority, and the samples kept on the premises throughout the duration of construction:

- a) Drawings illustrating how the plumbing of the proposed underfloor heating will not cause harm to underfloor structures.
- b) A sample of the proposed stone hall flooring material sufficiently large to indicate any pattern showing an appropriately traditional design for a house of this rate and age.
- c) A sample of the proposed stone basement area surface, showing a traditional arrangement of York stone bedded in lime.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

Informatives:

- 1 The site is a grade-II-listed townhouse of 1799-1824, one of a terrace of 11.

The proposed rear extension would be at ground floor level and would retain the historic fabric of the closet wing. The extended element would allow the new structure to be differentiated from the original closet wing which would be still read as an historical addition. The use of materials including the oak cladding to the new extension, and the black metal railings of the terrace are considered appropriate for the location.

The vaults at lower ground floor will be dry lined which is considered an appropriate and reversible alteration. The proposed underfloor heating is to be installed using a system that hangs between the joists with the manifold concealed within cabinetry. The tubing routes will be controlled by condition so the Council can ensure non-harmful paths can be demonstrated. Other minor internal alterations are considered not to harm historic fabric or plan form. Waste water will either follow existing runs or be mounted in cabinetry. No cleaning of brickwork is proposed or consented.

Existing air-conditioning units and ducts on the rear of the house are being replaced with a unit hidden within cabinetry on the new rear extension and another at roof level. This is an improvement over the current situation where the equipment disfigures the rear elevation.

It is considered there will be no adverse impact on historic fabric, and therefore no harm is caused to the special interest of the grade II listed building.

No objections were received prior to making the decision. The site's planning history has been taken into account when making 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

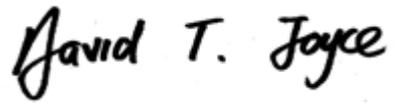
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning