

DATED 3rd August

2017

(1) ASSOCIATED COMMERCIAL ENTERPRISES LIMITED

and

(2) BUTTERFIELD BANK (GUERNSEY) LIMITED

and

(3) THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN

**A G R E E M E N T**

relating to land known as

27 JOHN STREET and 21 JOHN'S MEWS

pursuant to

Section 106 of the Town and Country Planning Act 1990 (as amended);

Section 16 of the Greater London Council (General Powers) Act 1974;

Section 111 of the Local Government Act 1972; and

Section 1(1) of the Localism Act 2011

Andrew Maughan  
Head of Legal Services  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 1017

G:\case files\culture & env\planning\NS\s106 Agreements\27 John Street & 21 John's Mews(CF)

CLS/COM/NS/1800.289

FINAL

THIS AGREEMENT is made the 3rd day of August 2017

**BETWEEN:**

- A. **ASSOCIATED COMMERCIAL ENTERPRISES LIMITED** (incorporated in the Isle of Man) of First Names House, Victoria Road, Douglas, Isle of Man, IM2 4DF (hereinafter called "the Owner") of the first part
- B. **BUTTERFIELD BANK (GUERNSEY) LIMITED** (Incorporated in Guernsey) of Regency Court, Gategny Esplanade, St Peter Port, Guernsey, GY1 3AP (hereinafter called the Mortgagee") of the second part
- C. **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN** of Town Hall, Judd Street, London WC1H 9LP (hereinafter called "the Council") of the third part

1. **WHEREAS**

- 1.1 The Owner is registered at the Land Registry as the freehold proprietor with Title absolute of the Property under Title Number 428997.
- 1.2 The Owner is the freehold owner of and is interested in the Property for the purposes of Section 106 of the Act.
- 1.3 A Planning Application for the development of the Property was submitted to the Council and validated on 5<sup>th</sup> April 2017 and the Council resolved to grant permission conditionally under reference number 2017/1959/P subject to the conclusion of this legal Agreement.
- 1.4 The Council is the local planning authority for the purposes of the Act and Section 16 of the Greater London Council (General Powers) Act 1974 Section 111 of the Local Government Act 1972; and Section 1(1) of the Localism Act 2011 for the area in which the Property is situated and considers it expedient in the interests of the proper planning of its area that the development of the Property should be restricted or regulated in accordance with this Agreement.

- 1.5 For that purpose the Owner is willing to enter into this Agreement pursuant to the provisions of Section 106 of the Act.
- 1.6 The Mortgagee as mortgagee under a legal charge registered under Title Number 428997 and dated 31<sup>st</sup> July 2012 is willing to enter into this Agreement to give its consent to the same.

## 2. **DEFINITIONS**

In this Agreement the following expressions (arranged in alphabetical order) shall unless the context otherwise requires have the following meanings:-

2.1	"the Act"	the Town and Country Planning Act 1990 (as amended)
2.2	"the Agreement"	this Planning Obligation made pursuant to Section 106 of the Act
2.3	"the Development"	change of use from publisher's office (Class B1) to dwelling house (Class C3); demolition of existing rear extension and erection of new single storey rear extension with associated terrace above and new French windows to provide access; alterations to rear elevation; replacement of metal windows at 21 John's Mews with new timber sash windows; and conversion of garage to habitable room as shown on drawing numbers:- 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1200, 1201, 1202, 1300, 1301, 2000 rev I, 2001 rev I, 2002 rev G, 2003 rev G, 2004 rev D, 2005 rev C, 2006 rev B, 2200 rev C, 2201 rev F, 2202 rev D, 2300 rev H, 2301 rev H, 3401, 4000 rev X, Design and Access Statement dated 05/04/2017, Historic Building Report dated September 2013.
2.4	"the Implementation Date"	the date of implementation of the Development by the carrying out of a material operation as defined in Section 56 of the Act and references to "Implementation" and "Implement" shall be construed accordingly
2.5	"the Nominated Unit"	27 John Street forming part of the Development the same

		as edged in red on the drawing annexed hereto
2.6	"Occupation Date"	the date when any part of the Development is occupied and the phrases "Occupy", "Occupied" and "Occupation" shall be construed accordingly
2.7	"the Parties"	mean the Council the Owner and Mortgagee
2.8	"the Planning Application"	a planning application in respect of the development of the Property submitted to the Council and validated on 5 <sup>th</sup> April 2017 for which a resolution to grant permission has been passed conditionally under reference number 2017/1959/P subject to conclusion of this Agreement
2.9	"Planning Obligations Monitoring Officer"	a planning officer of the Council from time to time allocated to deal with all planning obligations pursuant to S106 of the Act to whom all notices, correspondence, approvals etc must be sent in the manner prescribed at clause 6.1 hereof
2.10	"the Planning Permission"	a planning permission granted for the Development substantially in the draft form annexed hereto
2.11	"the Property"	the land known as 27 John Street, London WC1N 2BX and of 21 John's Mews, London WC1N 2PA the same as shown shaded grey on the plan annexed hereto
2.12	"Residents Parking Bay"	a parking place designated by the Council by an order under the Road Traffic Regulation Act 1984 or other relevant legislation for use by residents of the locality in which the Development is situated
2.13	"Residents Parking Permit"	a parking permit issued by the Council under section 45(2) of the Road Traffic Regulation Act 1984 allowing a vehicle to park in Residents Parking Bays

**NOW THIS DEED WITNESSETH** as follows:-

3.1 This Agreement is made in pursuance of Section 106 of the Act, and is a planning obligation for the purposes of Section 106 as aforesaid, and is also made in pursuance of Section 16 of the Greater London Council (General Powers) Act 1974 Section 111 of the Local Government Act 1972; and Section 1(1) of the Localism Act 2011 and shall be enforceable by the Council against the Owner as provided herein

and against any person deriving title to any part of the Property from the Owner and insofar as it is not a planning obligation its provisions may be enforceable by the Council under any relevant statutory powers.

- 3.2 Words importing the singular shall include the plural and vice versa and any words denoting actual persons shall include companies, corporations and other artificial persons.
- 3.3 Any reference to a specific statute or statutes include any statutory extension or modification amendment or re-enactment of such statute and any regulation or orders made under such statute.
- 3.4 The clause and paragraph headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation.
- 3.5 It is hereby agreed between the Parties that save for the provisions of clauses 1, 2, 3, 5, 6, 7 and 9 hereof all of which shall come into effect on the date hereof the covenants undertakings and obligations contained within this Agreement shall become binding upon the Owner upon the Implementation Date.
- 3.6 The Council hereby agrees to grant the Planning Permission on the date hereof.
- 3.7 The Parties save where the context states otherwise shall include their successors in title.
- 3.8 The Parties acknowledge that the Development shall be treated as being permanently designated as "car free" housing in accordance with Clause 4.1 and 4.2 for all relevant purposes.

#### 4. **OBLIGATIONS OF THE OWNER**

- 4.1 To ensure that prior to occupying the Nominated Unit (being part of the Development) each new occupier of the Nominated Unit is informed by the Owner of the Council's policy that they shall not be entitled (unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970) to:

- (i) be granted a Residents Parking Permit to park a vehicle in a Residents Parking Bay; and
- (ii) buy a contract to park within any car park owned, controlled or licensed by the Council.

4.2 Not to Occupy or use (or permit the Occupation or use of) the Nominated Unit (being part of the Development) at any time during which the occupier of the Nominated Unit holds a Residents Parking Permit to park a vehicle in a Residents Parking Bay or is permitted to park a vehicle in any car park owned, controlled or licensed by the Council unless the occupier is the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970).

4.3 The Owner for itself and its successors in title to the Property hereby acknowledges that the provision in Clause 4.1 and 4.2 in this Agreement shall continue to have effect in perpetuity.

4.4 On or prior to the Occupation Date the Owner shall inform the Council's Planning Obligations Monitoring Officer of the official unit numbers of the residential units forming part of the Development (as issued and agreed by the Council's Street Name and Numbering Department), identifying those residential units that in the Owner's opinion are affected by the Owner's obligation in Clause 4.1 and 4.2 of this Agreement.

5. **NOTICE TO THE COUNCIL/OTHER MATTERS**

5.1 The Owner shall give written notice to the Council on or prior to the Implementation Date specifying that Implementation of the Development has taken or is about to take place.

5.2 Within seven days following completion of the Development the Owner shall certify in writing to the Planning Obligations Monitoring Officer in the manner outlined at clause 6.1 hereof quoting planning reference 2017/1959/P the date upon which the Development will be ready for Occupation.

- 5.3 The Owner shall act in good faith and shall co-operate with the Council to facilitate the discharge and performance of all obligations contained herein and the Owner shall comply with any reasonable requests of the Council to have access to any part of the Property or any requests to provide documentation within the Owner's possession (at the Owner's expense) for the purposes of monitoring compliance with the obligations contained herein.
- 5.4 The Owner agrees declares and covenants with the Council that it shall observe and perform the conditions restrictions and other matters mentioned herein and shall not make any claim for compensation in respect of any condition restriction or provision imposed by this Agreement and further shall jointly and severally indemnify the Council for any expenses or liability arising to the Council in respect of breach by the Owner of any obligations contained herein save to the extent that any act or omission of the Council its employees or agents has caused or contributed to such expenses or liability.
6. **IT IS HEREBY AGREED AND DECLARED** by the Parties hereto that:-
- 6.1 The provisions of Section 196 of the Law of Property Act 1925 (as amended) shall apply to any notice or approval or agreement to be served under or in connection with this Agreement and any such notice or approval shall be in writing and shall specifically refer to the name, date and Parties to the Agreement and shall cite the clause of the Agreement to which it relates and in the case of notice to the Council shall be addressed to the London Borough of Camden, Planning Obligations Officer, Urban Design and Renewal, Planning and Public Protection, Culture and Environment Directorate, Town Hall Annex, Argyle Street, London WC1H 9LP quoting the planning reference number 2017/1959/P and in the case of any notice or approval or agreement from the Council this shall be signed by a representative of the Council's Environment Department.
- 6.2 This Agreement shall be registered as a Local Land Charge.
- 6.3 The Owner agrees to pay the Council its proper and reasonable legal costs incurred in preparing this Agreement on or prior to the date of completion of the Agreement.

- 6.4 The Owner hereby covenants with the Council that it will within 28 days from the date hereof apply to the Chief Land Registrar of the Land Registry to register this Agreement in the Charges Register of the title to the Property and will furnish the Council forthwith with official copies of such title to show the entry of this Agreement in the Charges Register of the title to the Property.
- 6.5 Nothing contained or implied in this Agreement shall prejudice or affect the Council's powers to enforce any specific obligation term or condition nor shall anything contained or implied herein prejudice or affect any provisions, rights, powers, duties and obligations of the Council in the exercise of its functions as Local Planning Authority for the purposes of the Act or as a local authority generally and its rights, powers, duties and obligations under all public and private statutes, bye laws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.
- 6.6 Neither the Owner or the Mortgagee nor their successors in title nor any person deriving title from them shall be bound by the obligations in this Agreement in respect of any period during which it no longer has an interest in the Property but without prejudice to liability for any breach committed prior to the time it disposed of its interest.
- 6.7 For the avoidance of doubt the provisions of this Agreement (other than those contained in this sub-clause) shall not have any effect until this Agreement has been dated.
- 6.8 If the Planning Permission is quashed or revoked or otherwise withdrawn or expires before effluxion of time for the commencement of Development this Agreement shall forthwith determine and cease to have effect.

7. **MORTGAGEE EXEMPTION**

- 7.1 The Mortgagee hereby consents to the completion of this Agreement and agrees to be bound by it and to the same being registered at the Land Registry as provided in Clause 6.4 hereof and for the avoidance of doubt agrees to be bound by the said obligations only in the event that it becomes a mortgagee in possession of the Property.



9. RIGHTS OF THIRD PARTIES

9.1 The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and the Owner and the Mortgagee have executed this instrument as their Deed the day and year first before written

*Sefferies*  
EXECUTED AS A DEED BY *g* )  
ASSOCIATED COMMERCIAL )  
ENTERPRISES LIMITED *in the presence of* )  
acting by a Director and its Secretary )  
~~or by two Directors~~ )



*Concei*  
.....  
Director

*KL*  
.....  
Director/Secretary

EXECUTED AS A DEED BY )  
BUTTERFIELD BANK )  
(GUERNSEY LIMITED) )  
acting by a Director and its Secretary )  
or by two Directors )

*[Signature]*  
.....  
Director

*[Signature]*  
.....  
Director/Secretary AUTHOLISES  
SIGNATORY

This is a continuation of the agreement relating to the land known as  
27 JOHN STREET AND 21 JOHN'S MEWS

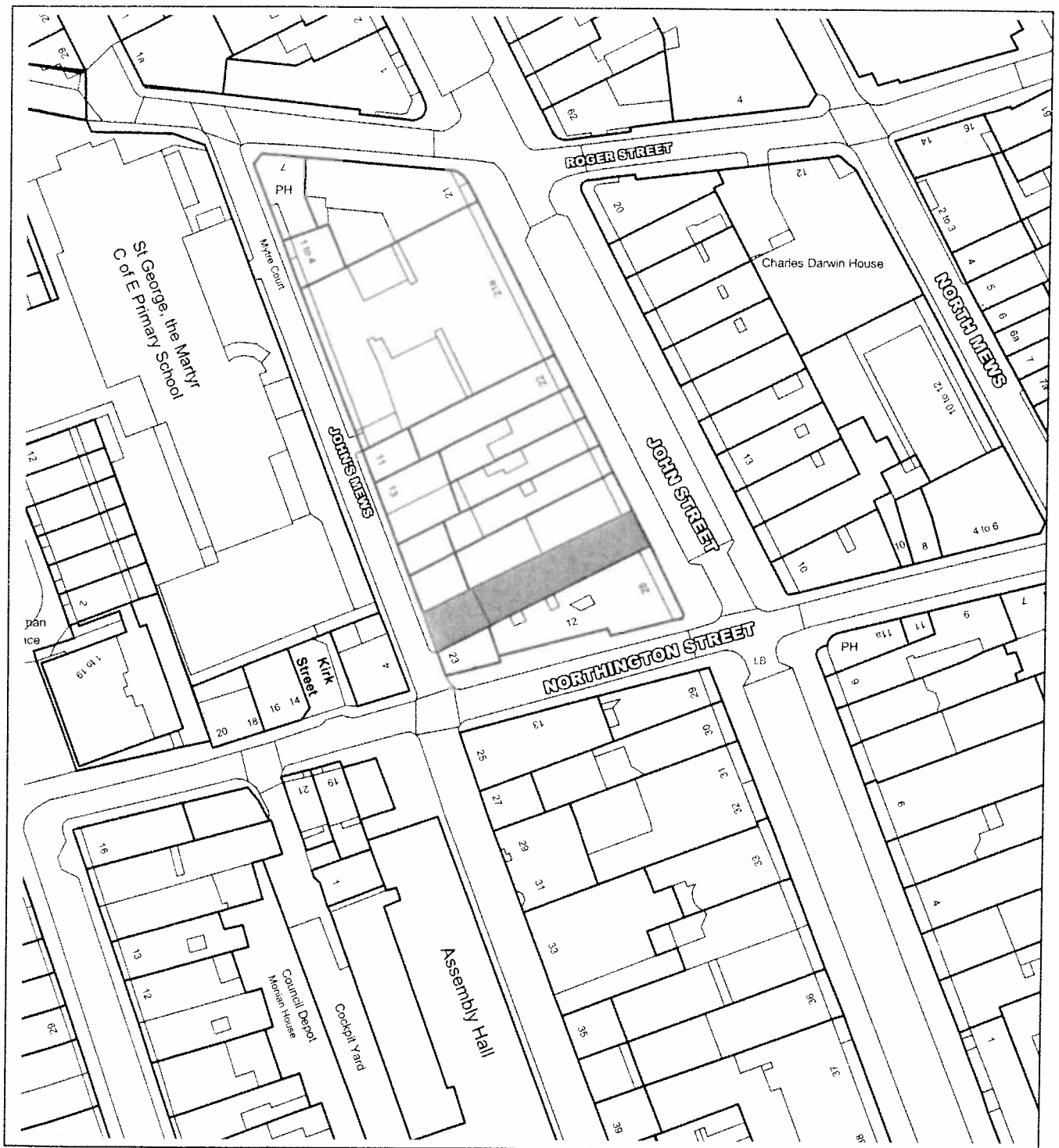
THE COMMON SEAL OF THE MAYOR )  
AND BURGESSES OF THE LONDON )  
BOROUGH OF CAMDEN was hereunto )  
Affixed by Order: - )

*R. Alexander*

.....  
Authorised Signatory



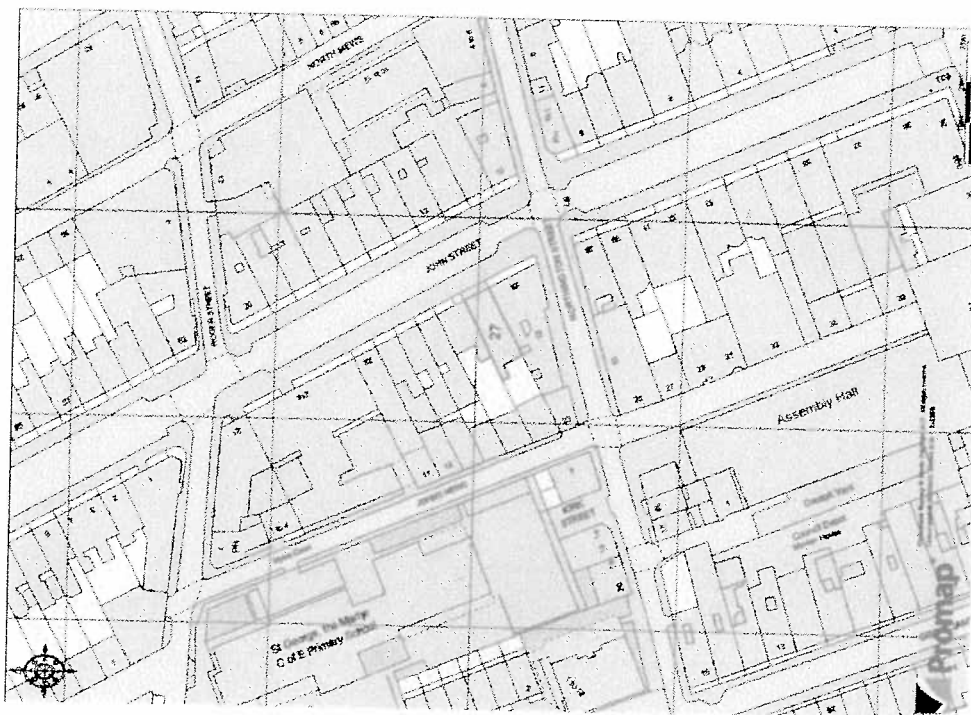
# NORTHGATE SE GIS Print Template



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P. Alexander



# DONALD INSALL ASSOCIATES LIMITED

13 Devonshire Street London W1G 7AB Tel: 020 7245 9888 Email: london@insall-architects.co.uk

Job 27 John Street

Title Location Plan

CHARTERED ARCHITECTS  
PLANNING CONSULTANTS

Job	JS27.02	Status	P
No	4001	Rev	X
Scale (A3)	1:1250		

No. NOTES (STATUS: F. FEASIBILITY S. SKETCH DESIGN P. PLANNING B. BUILDING CONTROL D. DESIGN DEV. PRELIM. M. MEASUREMENT T. TENDER C. CONSTRUCTION R. RECORD)

- For construction use only if status 'C' and checked against current revision
- All dimensions to be checked on site by contractor
- Do not scale from this drawing
- Unless otherwise indicated all dimensions are in millimeters

Rev	Date	By	Auth	REVISIONS
X	28/06/07	ZAB	ACS	Initial Issue



Donald Insall Associates  
12 Devonshire Street  
London  
W1G 7AB

Application Ref: **2017/1959/P**

28 June 2017

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**27 John Street & 21 John's Mews**  
**London**  
**WC1N 2BX**

Proposal:  
Change of use from publisher's office (Class B1) to dwelling house (Class C3); demolition of existing rear extension and erection of new single storey rear extension with associated terrace above and new French windows to provide access; alterations to rear elevation; replacement of metal windows at 21 John's Mews with new timber sash windows; and conversion of garage to habitable room.

Drawing Nos: 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1200, 1201, 1202, 1300, 1301, 2000 rev I, 2001 rev I, 2002 rev G, 2003 rev G, 2004 rev D, 2005 rev C, 2006 rev B, 2200 rev C, 2201 rev F, 2202 rev D, 2300 rev H, 2301 rev H, 3401, 4000 rev X, Design and Access Statement dated 05/04/2017, Historic Building Report dated September 2013.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and Policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1200, 1201, 1202, 1300, 1301, 2000 rev I, 2001 rev I, 2002 rev G, 2003 rev G, 2004 rev D, 2005 rev C, 2006 rev B, 2200 rev C, 2201 rev F, 2202 rev D, 2300 rev H, 2301 rev H, 3401, 4000 rev X, Design and Access Statement dated 05/04/2017, Historic Building Report dated September 2013.

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

- 4 Cycle parking for 2 bicycles as shown on approved drawing no. 2001 rev I, shall be provided in its entirety prior to the first occupation of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policy DP17 of the London Borough of Camden Local Development Framework Development Policies and Policy T1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.



The proposals seek to combine two previous approvals: 2012/2735/P (expired) which granted the change of use to a dwelling house, and extant permission (2013/5685/P) for the erection of a rear extension with terrace. The previous reasons for approval are still relevant. Policy CS8 and Policy E2 of the emerging Local Plan note that the future supply of office space in the borough can meet projected demand; and the council will consider alternative uses for older office premises. The application building was originally built as a dwelling and has room layouts and sizes that are not flexible or suitable for modern office accommodation. Due to its listed status, internal alterations to the historic plan form are unlikely to be acceptable. Furthermore, the change back to a dwellinghouse would see the removal of many harmful interventions associated with the office use. Housing is identified as the priority land use in the Local Plan, and The Holborn and Covent Garden Ward has been identified as having a low proportion of large dwellings. The proposal is therefore acceptable in land use terms.

The dwelling would benefit from regular sized and shaped rooms, all double bedrooms would be more than 12sqm with single bedrooms in excess of 7.5sqm. The building also benefits from good access to daylight and natural ventilation and would provide a good standard of accommodation. Cycle parking would be provided for 2 bicycles within the rear yard and the development would be car-free as secured by S106 Legal Agreement.

The proposed rear extension is subordinate in scale and location to the 5 storey host building and respects the character and setting of neighbouring buildings. The simple modern design is appropriate for the host building and surrounding conservation area and the materials would reflect those used elsewhere in the vicinity. Although the extension would extend beyond the immediate building line, it would be no greater than the existing arrangement. The proposal would be sympathetic to the host building, single storey and not full width, and its extent of public visibility would have a limited impact on the character and appearance of the conservation area.

A new terrace with railings and a walk on roof light is proposed above the extension, with new timber French windows and alterations to the existing rear windows. Due to the proposed extension's size, location and proximity to neighbouring windows, as well as the associated terrace above, the scheme would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, noise nuisance or light spill.

No objections were received prior to the determination of this application. The planning history of the site has been 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 CS5, CS6, CS8, CS9, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP2, DP6, DP13, DP17, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, H1, H6, H7, E2, D1, D2, T1, T2 of the Camden Local Plan submission draft 2016. The proposed development also accords with the London Plan and the National Planning Policy Framework.

- 2 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, Camden Town Hall, Argyle Street WC1H 8EQ, (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 Compliance and Enforcement team [Regulatory Services], 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.
- 4 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.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 You are advised that this proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as it involves the creation of one unit of residential accommodation; unless it is demonstrated that the building has been in lawful use for B1a purposes for at least six months in the three years prior to the development being permitted
- 7 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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.

Yours faithfully

Supporting Communities Directorate

**DRAFT**

**DECISION**



Donald Insall Associates  
12 Devonshire Street  
London  
W1G 7AB

Application Ref: **2017/2450/L**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 1017

28 June 2017

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**27 John Street & 21 John's Mews**  
**London**  
**WC1N 2BX**

Proposal:

Internal alterations associated with proposed change of use to dwelling house; demolition of existing single storey rear extension and erection of new single storey rear extension with associated terrace above and new French windows to provide access; alterations to rear elevation; replacement of metal windows at 21 John's Mews with new timber sash windows; roof alterations and installation of new rooflight.

Drawing Nos: 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1200, 1201, 1202, 1300, 1301, 2000 rev I, 2001 rev I, 2002 rev G, 2003 rev G, 2004 rev D, 2005 rev C, 2006 rev B, 2200 rev C, 2201 rev F, 2202 rev D, 2300 rev H, 2301 rev H, 3401, 4000 rev X, Design and Access Statement dated 05/04/2017, Historic Building Report dated September 2013.

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the Camden Local Plan Submission Draft 2016.

- 3 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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the Camden Local Plan Submission Draft 2016.

- 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) Sensitive openings between the front and rear rooms on the ground and first floors to reveal any structural woodwork.

- b) Plan, elevation and section drawings of new French door in the rear lightwell at a scale of 1:20.

- c) Details of service runs for all new bathrooms, demonstrating the relationship of new pipework with the structure of the building.

- d) Plans, elevations and sections of all new doors to be installed at a scale of 1:10, with typical moulding and architrave details at a scale of 1:1.

- e) Full scale samples or sectional drawings of all new cornices and skirting at a scale of 1:1, this should be accompanied by corresponding floor plans.

- f) Plans, elevations and sections of all new windows at a scale of 1:10 with typical glazing bar details at a scale 1:1.

- g) Plans, elevations and sections of new staircase and railings onto rear terrace at a scale of 1:10.

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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the Camden Local Plan Submission Draft 2016.

- 5 Notwithstanding any openings shown on the drawings hereby approved (2001 rev I and 2002 rev G), new openings shall not be made between the front and rear rooms at ground and first floor until details have been provided in accordance with condition 4a and the acceptability of such openings has been approved in writing by the local planning authority.

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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting listed building consent.

The acceptability of the new openings between the front and rear rooms on the ground and first floors is conditional upon careful opening up to reveal if any structural woodwork or historic fabric is discovered within the wall and subject to agreement with a conservation officer. These details will be secured by condition.

The materials, finish and simple design of the proposed extension is considered to be appropriate. There will be no loss of significant or historic fabric involved, and the proposal is not considered to have an adverse impact on the appearance or character of the building's rear elevation. The proposal is considered therefore to preserve the building's special architectural and historic interest.

The proposal was revised to change the originally proposed glazed staircase and balustrade onto the roof terrace to a more traditional metal railing which would be more sympathetic to the special character of the listed building.

No objections were received prior to the determination of this application. The Council's Conservation Officer has assessed the proposals and does not object to the development.

The site's planning history has been taken into account prior to making this decision and 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 proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and 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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**





DATED

3rd August

2017

(1) ASSOCIATED COMMERCIAL ENTERPRISES LIMITED

and

(2) BUTTERFIELD BANK (GUERNSEY) LIMITED

and

(3) THE MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF CAMDEN

**A G R E E M E N T**

relating to land known as

27 JOHN STREET and 21 JOHN'S MEWS

pursuant to

Section 106 of the Town and Country Planning Act 1990 (as amended);

Section 16 of the Greater London Council (General Powers) Act 1974;

Section 111 of the Local Government Act 1972; and

Section 1(1) of the Localism Act 2011

Andrew Maughan  
Head of Legal Services  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9LP

Tel: 020 7974 1017

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