

Ms Natasha Brown  
Giles Quarme & Associates  
7 Bishops Terrace  
London  
SE11 4UE

Application Ref: **2017/2193/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

4 September 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**34 John Street**  
**LONDON**  
**WC1N 2AT**

Proposal:

Installation of replacement French doors at ground floor level to rear; relocation of AC unit to roof; and installation of two rooflights

Drawing Nos: 9739 P(0)01 (Rev A); 9739 P(0)02 (Rev A); 9739 P(0)03 (Rev A); 9739 P(0)04 (Rev A); 9739 P(0)05 (Rev A); 9739 P(0)06(Rev A); 9739 P(0)10 (Rev A); 9739 P (0) 101 (Rev A); 9739 P (0) 201 (Rev A); 9739 P (0) 202; 9739 P (0) 203; 9739 P (0) 204 (Rev A); 9739 P (0) 205; 9739 P (0) 301 (Rev A); 9739 P (0) 302; 9739 P (0) 303; 9739 P (0) 304; 9739 P (0) 305; 9739 P (0) 306; 9739 P (0) 307 (Rev A); 9739 P (0) 308; 9739 P (0) 309; 9739 D (0) 01; 9739 D (0) 02; 9739 D (0) 03; 9739 D (0) 04; 9739 D (0) 05; 9739 D (0) 06; 9739 L(0)01; 9739 S(0)01; 9739 S(0)02; 9739 S(0)03; 9739 S(0)04; 9739 S(0)05; 9739 S(0)06; 9739 S(0)10; 9739 S(0)20; 9739 S(0)21; 9739 S (0) 101; 9739 S (0) 201; 9739 S (0) 202; 9739 S (0) 203 9739 S (0) 204 (Rev A); 9739 P (0) 205; 9739 S (0) 301; 9739 S (0) 302; 9739 S (0) 303; 9739 S (0) 304 (Rev A); 9739 S (0) 305; 9739 S (0) 306; 9739 S (0) 307; 9739 S (0) 308; 9739 S (0) 309; Design, Access and Heritage Statement (dated April 2017); Structural Report prepared by Samuely (dated April 2017); Decorative Plaster Survey (dated February 2017)



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

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 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: 9739 P(0)01 (Rev A); 9739 P(0)02 (Rev A); 9739 P(0)03 (Rev A); 9739 P(0)04 (Rev A); 9739 P(0)05 (Rev A); 9739 P(0)06(Rev A); 9739 P(0)10 (Rev A); 9739 P (0) 101 (Rev A); 9739 P (0) 201 (Rev A); 9739 P (0) 202; 9739 P (0) 203; 9739 P (0) 204 (Rev A); 9739 P (0) 205; 9739 P (0) 301 (Rev A); 9739 P (0) 302; 9739 P (0) 303; 9739 P (0) 304; 9739 P (0) 305; 9739 P (0) 306; 9739 P (0) 307 (Rev A); 9739 P (0) 308; 9739 P (0) 309; 9739 D (0) 01; 9739 D (0) 02; 9739 D (0) 03; 9739 D (0) 04; 9739 D (0) 05; 9739 D (0) 06; 9739 L(0)01; 9739 S(0)01; 9739 S(0)02; 9739 S(0)03; 9739 S(0)04; 9739 S(0)05; 9739 S(0)06; 9739 S(0)10; 9739 S(0)20; 9739 S(0)21; 9739 S (0) 101; 9739 S (0) 201; 9739 S (0) 202; 9739 S (0) 203 9739 S (0) 204 (Rev A); 9739 P (0) 205; 9739 S (0) 301; 9739 S (0) 302; 9739 S (0) 303; 9739 S (0) 304 (Rev A); 9739 S (0) 305; 9739 S (0) 306; 9739 S (0) 307; 9739 S (0) 308; 9739 S (0) 309; Design, Access and Heritage Statement (dated April 2017); Structural Report prepared by Samuely (dated April 2017); Decorative Plaster Survey (dated February 2017)

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies G1, CC1, D1, and A1 of

the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The application seeks to replace non-original rear French windows at ground floor level with French windows of a more historically accurate pattern. The alterations to the bay including slightly enlarged openings and alterations to non-original plasterwork would not involve the loss of historic fabric and are acceptable. The rooflights or relocated AC unit would not be visible in any views.

By virtue of the nature of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The relocated AC unit would be further away from the windows of neighbouring occupiers than at present.

No objections have been received prior to making this decision. 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 or enhancing the character or appearance of the conservation area and preserving the listed building, its setting and its features of special architectural or historic interest, under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 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).

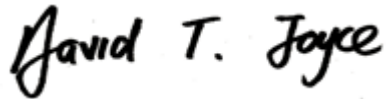
3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

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