

Ms Natasha Brown  
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7 Bishops Terrace  
London  
SE11 4UE

Application Ref: **2017/2647/L**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

4 September 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal:

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

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 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:

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.

Informative(s):

- 1 A report has been supplied explaining the significance of the decorative plasterwork, while the heritage statement shows the history of the building's plan form. This information demonstrates that the proposal affects non-original material and intends to reinstate historic details and layout.

Basement: All proposed demolitions are of modern materials. This part of the proposal is acceptable.

Ground floor: the bay, the doors and the many of the interior enrichments are not considered original. The applicant wishes to replace non-original rear French windows with French windows of what is considered to be a more historically accurate pattern. The alterations to the bay including slightly enlarged openings and alterations to non-original plasterwork are acceptable. The applicant also proposes to reduce the height of a downstand beam and rebed the front steps. All proposed demolitions are of modern materials. A correctly detailed plaster ceiling rose is to be introduced to the front room. These works are acceptable.

First floor: a new and incorrectly sited wall is to be reduced to nibs, while the beam above will be reduced in size. In the front room, an existing bathroom will be reconfigured, using original hook-ups. No lavatory is shown.

Second floor: on the second floor, correctly detailed plaster ceiling roses are to be introduced in the stair well. To the rear, two en suite bathrooms will be installed. These are clustered around an existing bathroom, so servicing ought not to be a problem. However, servicing paths are subject to condition.

Third floor: the plan alterations here involve modern fabric and secondary spaces and are acceptable. An additional bathroom is shown in the front room. The servicing path for this is subject to condition.

Roof: the roof is a modern flat structure sunk behind slopes to front and rear. Two roof lights are proposed and an air conditioner is to be relocated here from the third floor balcony. Being concealed from view and affecting modern fabric, this is acceptable in heritage terms.

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.

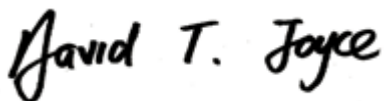
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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



David Joyce  
Director of Regeneration and Planning