

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

Application Ref: **2017/4985/L**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

9 October 2017

Dear Sir/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 (as an amendment to Listed Building Consent ref. 2017/3179/L dated 24/08/2017)

Drawing Nos: 1601_L_01; 1601_DM_01 (Rev C); 1601_DM_02 (Rev C); 1601_DM_03 (Rev A); 1601_DM_04 (Rev E); 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 D); 1601_PL_02 (Rev E); 1601_PL_03 (Rev D); 1601_PL_04 (Rev D); 1601_PL_05 (Rev F); 1601_PL_06 (Rev D); Design & Access Heritage Statement; Heritage statement addressing variations to planning and LBC applications (dated 29/08/2017); 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 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 C); 1601_DM_03 (Rev A); 1601_DM_04 (Rev E); 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 D); 1601_PL_02 (Rev E); 1601_PL_03 (Rev D); 1601_PL_04 (Rev D); 1601_PL_05 (Rev F); 1601_PL_06 (Rev D); Design & Access Heritage Statement; Heritage statement addressing variations to planning and LBC applications (dated 29/08/2017); 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.

- 3 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.

Informative(s):

- 1 Reasons for granting consent-

The revised scheme relates only to the enlarged rear extension and infill of rear first floor window. All internal works were approved under listed building consent ref. 2017/3179/L granted on 24/08/2017.

The proposed rear 'L-shaped' 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 enlarged bulk and footprint is considered acceptable in the context of the surrounding area and adjoining properties which have full site coverage and infilled courtyards. It will not harm the character, appearance, setting or special interest of the host listed building.

The infilling of a small first floor rear window is considered to be acceptable alteration as it is a later addition to the closet wing and is not a typical feature found

on any other closet wing along the terrace.

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 2013.

No objections were received prior to making this decision. The site's planning history has been taken into account.

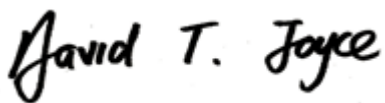
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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