

Mr. Tim Blackwell
MWA
66-68 Margaret Street
London
W1W 8SR

Application Ref: **2017/0004/L**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

21 December 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
19 John Street
London
WC1N 2DL

Proposal:

Residential conversion from a single dwelling into 5 x dwelling units comprising of 2 x 2Bed maisonette and 3x 1Bed self-contained flats with internal & external alteration associated with planning permissions 2016/2867/P and 2016/3326/L dated 08/12/2016 for; (demolition of three storey closet wing extension between ground and second floor and erection of a three storey extension with a new lift enclosure, lowering of the vaults at basement level, installation of metal balustrade for new terrace to the rear at first floor level, installation of retractable rooflight to provide a new terrace at 3rd floor level and associated internal reconfiguration at all levels).

Drawing Nos: Proposed: A(28)01 P3, D_08 REVB, D_09 REVB, D_10 REVA, D_13 REVA, L(23)04 P4, P_00, P_01 REVD, P_02 REVD, P_03 REVC, P_04 REVB, P_05 REVC, P_06 REVB, P_07 REVB, P_08 REVC, P_09 REVB, P_10 REV, P_11 REVA, P_12 REVD, P_13 REVB, P_13 REV, P_14 REVA, P_15 REV, P_16 REVB, P_17, Design and Access Statements Pt 1 - Pt 4 dated 24th July 2017, Energy & Sustainability Statement commissioned by GFZ Investments no date, Supporting Employment Survey dated Pt 1 and Pt 2 dated December 2016, Heritage Statement dated March 2017, Daylight and Sunlight Report dated 16th December 2016 and Construction Management Plan dated 23 July 2016, Door Schedule no date, Photographic Room Survey dated December 2016,



Cover letter dated 23rd December 2016, Structural Engineer's Method Statement dated December 2016 and Marketing Statement from Farebrother Planning dated 16 August 2016.

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 A(28)01 P3, D_08 REVA, D_09 REVA, D_10 REVA, D_13 REVA, L(23)04 P4, P_00, P_01 REVB, P_02 REVA, P_03 REVB, P_04 REVB, P_05 REVB, P_06 REVB, P_07 REVB, P_08 REVA, P_09 REVA, P_10 REV, P_11 REVA, P_12 REVB, P_13 REVB, P_13 REV, P_14 REVA, P_15 REV, P_16 REVB, P_17, Design and Access Statements Pt 1 - Pt 4 dated 9th October 2017, Energy & Sustainability Statement commissioned by GFZ Investments no date, Supporting Employment Survey dated Pt 1 and Pt 2 dated December 2016, Heritage Statement dated March 2017, Daylight and Sunlight Report dated 16th December 2016 and Construction Management Plan dated 23 July 2016, Door Schedule no date, Photographic Room Survey dated December 2016, Cover letter dated 23rd December 2016, Structural Engineer's Method Statement dated December 2016 and Marketing Statement from Farebrother Planning dated 16 August 2016.

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

- 3 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all windows and doors(including jambs, head and cill), ventilation grills, external doors and gates;

b) Sample details of the glazing for the proposed extension at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 4 All architectural features including e.g. cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

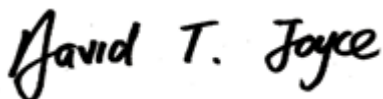
Informative(s):

- 1 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).
- 2 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, 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.

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