

Mr Malcolm Cook
Danks Badnell Architects Ltd.
Kings Stables
3-4 Osborne Mews
Windsor
SL4 3DE

Application Ref: **2017/6200/L**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

9 February 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 John Street
LONDON
WC1N 2EB

Proposal:
Minor internal alterations to rear wing of existing building. Repairs and refurbishment of flat roof, mansard and parapet. Installation of glass lean-to roof over external stairs.

Drawing Nos: 14/37/52A, 14/37/51A, 14/37/07A, 14/37/53A, 14/37/06, 14/37/50, Heritage Impact Assessment (October 2017), Design and Access Statement (Revised December 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 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) Samples and manufacturer's details of Welsh slate (to be provided on site and retained on site during the course of the works).

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: 14/37/52A, 14/37/51A, 14/37/07A, 14/37/53A, 14/37/06, 14/37/50.

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 listed building consent.

The application relates to a grade-II-listed townhouse with a modern two-storey rear extension, separated from the house by a light well. The proposed development seeks installation of a lean-to glazed panel above the light well, necessitating raising the boundary wall; relocation of an internal spiral staircase internally, and insulation of the flat roof and alteration to its drainage, having the effect of raising the parapet by approximately 300mm.

The lean-to glazed panel will be traditional in materials and design, will not be visible from the public realm and is not considered to harm either the fabric or the special interest of the listed building. The structure would bear onto a timber bearer bolted into the mortar perpend, and as such would be reversible. The external alterations are considered acceptable, subject to a condition requiring samples of the Welsh slate.

The internal alterations to the rear extension affect only modern material and are not considered to harm the listed building. The proposed repair and refurbishment works are acceptable in scope and materials.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

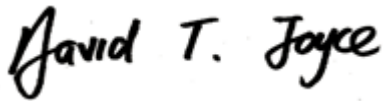
The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policy D2. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

- 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

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