

RPS Group  
140 London Wall  
London  
EC2Y 5DN  
United Kingdom

Application Ref: **2018/1110/L**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

11 July 2018

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Refused**

Address:  
**21 John Street**  
**London**  
**WC1N 2BF**

Proposal: Erection of roof extension at 8th floor level and associated internal works to the building to create a 1 bedroom flat

Drawing Nos: JM033\_PL\_0001 00, JM033\_PL\_002 00, JM033\_PL\_0100, JM033 - PL - 0107, JM033 - PL - 0108 00, JM033 - PL - 0200 01, JM033 - PL - 0201 00, JM033 - PL - 202, JM033 - PL - 0300, JM033 - PL - 1107 01, JM033 - PL - 1108 01, JM033 - PL - 1109 01, JM033 - PL - 1200 01, JM033 - PL - 1201 01, JM033 - PL - 1202, JM033 - PL - 1300 01, RPS CgMs Cover Letter AE/MZ/22969 January 2018, Design & Access Statement Issue 01 Jaspar July 2017, Planning Statement JCG22969 RPS January 2018, Heritage Statement and AVR views 3665A Heritage Collective January 2018

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

#### Reason(s) for Refusal

- 1 The proposed roof extension by reason of its height, massing, scale, design and position at roof level would be a visually prominent and incongruous addition to the

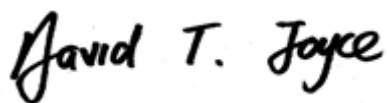


building, which would not relate well to the height, scale and architectural composition of the listed building and the consistent scale of the adjacent listed townhouses. As a result the development would harm the architectural interest of the Grade II Listed Building and the setting of adjacent Listed terraces on John Street and Doughty Street contrary to Policies D1 (Design), D2 (Heritage) of the Camden Local Plan (2017).

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