

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

Application Ref: **2018/2887/L**  
Please ask for: **Nick Baxter**  
Telephone: 020 7974 **3442**

15 August 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:

Internal alterations to rear wing. Repairs and refurbishment of flat roof, mansard and parapet. Installation of glass lean-to roof over external stairs. Alterations to internal layout (amendments to consent 2017/6200/L).

Drawing Nos: Site location plan, heritage statement, design and access statement, 14/37/53a proposed details, 14/37/06 existing plans, 14/37/50B proposed plans, 14/37/52b proposed alterations, 14/37/07a existing elevations and sections, 14/37/51b proposed elevations and sections.

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:

Site location plan, heritage statement, design and access statement, 14/37/53a proposed details, 14/37/06 existing plans, 14/37/50B proposed plans, 14/37/52b proposed alterations, 14/37/07a existing elevations and sections, 14/37/51b proposed elevations and sections.

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 The site is a grade II-listed early 19th-century townhouse situated in the Bloomsbury Conservation Area and in use as offices.

The proposals are a modification of existing consents 2017/5945/P and 2017/6200/L. The applicant proposes to add insulation to an existing mansard roof on a modern rear extension. He also proposes to glaze over a lightwell at ground-floor level between the host building and rear extension. This will result in a modest increase in the height of the party parapet, but will not be visible from the public realm.

Internally, it is proposed to replace an existing modern spiral stair with a dogleg one. An external metal stair is removed. There are also partition alterations in the basement.

The proposed works will not harm the special interest of the grade II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016

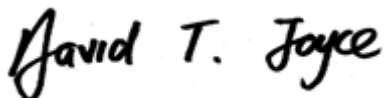
and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

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