

Ms Natasha Brown
Giles Quarme & Associates
7 Bishops Terrace
London SE11 4UE

Application Ref: **2018/3319/L**
Please ask for: **Elizabeth Martin**
Telephone: 020 7974 **1204**

20 August 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
34 John Street London London WC1N 2AT

Proposal:
Alterations to first floor partitions.
Drawing Nos: Survey - Reflected Ceiling Plan, Proposal - Reflected Ceiling Plan, Proposal - First Floor Elevation + Section - Master Bedroom 1, Proposal - First Floor Elevation - Master Bedroom 3 (002), Proposal - First Floor Plan, Proposal - Ground Floor Elevation - Drawing Room 3, Proposal - Ground Floor Elevation - Drawing Room, Planning Document, Proposal - Ground Floor Plan, Proposal - First Floor Plan

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: Survey - Reflected Ceiling Plan, Proposal - Reflected Ceiling Plan, Proposal - First Floor Elevation + Section - Master Bedroom 1, Proposal - First Floor Elevation - Master Bedroom 3 (002), Proposal - First Floor Plan, Proposal - Ground Floor Elevation - Drawing Room 3, Proposal - Ground Floor Elevation - Drawing Room, Planning Document, Proposal - Ground Floor Plan, Proposal - First Floor Plan

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 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.
- 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, 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.
- 3 Reason for granting listed building consent:

34 John Street forms part of a terrace of 8 houses dating from the mid-18th Century and situated in the Bloomsbury Conservation Area. This conservation area covers approximately 160 hectares and is widely considered to be an internationally significant example of town planning, noted for its formally planned

arrangement of streets and contrasting leafy squares. The property was in use as offices during the 20th Century and was converted back into a single family dwelling house in 2007/8. The application seeks to make minor internal alterations, including the slight enlargement of a shower room and alteration of a modern partition wall at first floor to provide two openings equally positioned from the party wall. It also seeks to raise the unsightly post war beams into the existing ceiling void, reinstating the cornice where necessary. The proposed works have been adequately justified. The special interest of the Grade II listed building will not be harmed by the proposals.

The site's planning history has been taken into account in making this decision.

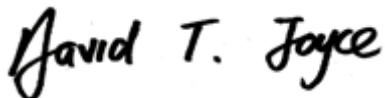
Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

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.

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