

Application ref: 2018/2467/P
Contact: Emily Whittredge
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Date: 24 September 2018

Development Management
Regeneration and Planning
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Danks Badnell Architects Ltd.
Kings Stables
3-4 Osborne Mews
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**10 John Street
London
WC1N 2EB**

Proposal: Variation of Condition 3 (approved plans) of planning permission 2017/5945/P, dated 09/02/2018 (for the installation of glass lean-to roof over external stairs), namely to revise the internal layout

Drawing Nos:

Superseded plans: 14/37/50, 14/37/51A, 14/37/52A.

Revised plans: 14/37/50 B, 14/37/51 B, 14/37/52 B.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2017/5945/P dated 09/02/2018.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 3 For the purposes of this decision, condition no.3 of planning permission 2017/5945/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- 14/37/50 B, 14/37/51 B, 14/37/52 B, 14/37/07A, 14/37/53A, 14/37/06.

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

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 consent 2017/5945/P and associated listed building consent. The original application sought to add insulation to an existing mansard roof on a modern rear extension, and 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. These elements were assessed under the original planning application and found to be acceptable.

The current application seeks internal alterations that would not affect the external appearance of the building, but are included for the sake of completeness in connection with listed building consent application ref. 2018/2887/L. It is proposed to replace an existing modern spiral stair with a dogleg one and remove an external metal stair. There are also proposed alterations to the basement partitions. The proposal would not give rise to any impacts on the residential amenity of neighbours.

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 building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the same Act.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

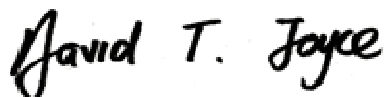
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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