

Application ref: 2018/5689/P
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 12 February 2019

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IF_DO
Unit J311
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
17 John Street
LONDON
WC1N 2DE

Proposal:

Variation of condition 2 (approved plans) of listed building consent 2017/4985/L dated 09/10/2017 (for the erection of a single storey rear extension to dwelling house), namely to damp proof the lower ground floor, repair windows at third floor and repair fireplace.
Drawing Nos: 1601 SK33, design & access statement, 1601 SK21

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

Condition(s) and Reason(s):

- 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: 1601 SK33, design & access statement, 1601 SK21

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 applicant wishes to vary condition 2 (approved plans) of listed building consent 2017/4985/L dated 09/10/2017 (for the erection of a single-storey rear extension to dwelling house) (as an amendment to Listed Building Consent ref. 2017/3179/L dated 24/08/2017), namely to damp proof non-original brickwork on the lower-ground floor, like for like repairs to 2x timber sash windows at third floor and to repair a marble mantelpiece uncovered in the bathroom.

The modified proposals will not harm the special interest of the grade-II-listed building.

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

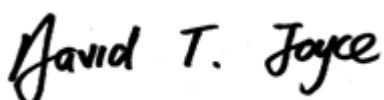
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning