

Application ref: 2019/2480/L
Contact: Obote Hope
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Date: 19 December 2019

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Breley Design Ltd
Harrier House
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**19 John Street
London
WC1N 2DL**

Proposal: Approval of details pursuant to condition 3 (facing materials) granted under reference 2017/0004/L dated 21/12/2017 for: residential conversion from a single dwelling into 5 x dwelling units and various alteration associated with planning permissions 2016/2867/P and 2016/3326/L dated 08/12/2016

Drawing Nos: 1342-85 REVG; 1342-86 REVA; 1342-88 REVA; 1342-91 REVC; 1342-92; K Rend Silicone Coloured Render dated August 2017 and Brochure from Marshalls Greenmoor Rustic.

The Council has considered your application and decided to grant Approval of Details (Listed Building)

Informative(s):

1 Reason for granting permission:

Detailed drawings have been submitted of the proposed windows and doors, balconies, waste water pipe and gate. The proposed basement window has been revised to single glazing and the proposed timber sash windows are designed to match the design and appearance of the existing windows being replaced. The ground floor railings and the first floor balustrade would be

traditional in appearance, with the railings similar to the neighbouring properties within the terrace. The ground materials would be in keeping with the existing streetscape and the proposed rainwater goods would be black painted metal to replicate the existing cast iron rainwater goods pipe and is considered acceptable.

The finish to the roof terraces are proposed to be Marshall's Greenmoor Rustic. Whilst the render finish to the proposed new rear extension would be K-Rend silicon FT white with sponge finish to match existing. The details have been reviewed by the Council's Conservation Officer who confirmed they are acceptable, following revisions to the double-glazing (to make it single-glazing), the omission of the trickle vents and ventilation bricks.

The garden paving stone and terrace paving have been submitted as part of the application. All the proposed and finishes are as per the approved drawings. Moreover, the manufacturer's specifications have been submitted and inspected by the Council's Conservation Officer who confirms that the materials are suitable.

Overall, the submitted details are considered sufficient to discharge condition 3 and would ensure the development would be of a high standard of design and would preserve the setting of the adjacent listed building and the character of the conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

- 2 You are advised that all conditions relating to listed building consent 2017/0004/L granted on 21.12.2017, which need details to be submitted, have been approved

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope

Chief Planning Officer