

Application ref: 2020/1265/L
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Date: 7 July 2020

Development Management
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WSP Indigo
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 John Street
London
WC1N 2ES

Proposal:
Repair and rebuild of the delaminated brickwork on the front facade.

Drawing Nos: Cover Letter, Heritage Statement, Supplementary Heritage Impact Statement, Structural Report, Jcsm.15 001, Jcsm.15 - 100a, Jcsm.15 - 200b, Schedule of Proposed Works, Outline Methodology, DBR - XXXX - 01 PD, Proposed Second Floor Plan - 53, JON 2020 - 1003 - 01 Rev C, SK01 and SK02

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:

Drawing Nos: Cover Letter, Heritage Statement, Supplementary Heritage Impact Statement, Structural Report, Jcsm.15 001, Jcsm.15 - 100a, Jcsm.15 - 200b, Schedule of Proposed Works, Outline Methodology, DBR - XXXX - 01 PD, Proposed Second Floor Plan - 53, JON 2020 - 1003 - 01 Rev C, SK01 and SK02 (Last received 02/07/2020)

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.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

- 5 All internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile and the interiors of the building must be reinstated like-for-like unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Reasons for granting consent:

The application site contains a four-storey terraced dwellinghouse. The building is Grade II Listed within the Bloomsbury Conservation Area. The proposal includes the repair and rebuild of the delaminated brickwork on the front façade and internal refurbishment.

The proposed works seeks to stabilise structural damage to the existing principal façade with a long-term solution and would include scaffolding and

propping of the affected area which is on the first and second level. The affected area of brickwork on the front façade would be carefully demounted. The facing brickwork, cills, metal railings, red brick flat arches would be cleaned and stored for reuse. The outer skin of the affected area would be rebuilt using retained materials including salvaged and reclaimed bricks bonded to the inner leaf. New gauged brick flat arches are installed to match existing where damage has occurred. Render to the window reveals is provided and railings would be reinstated. The remaining areas of the facing brickwork would be raked out and re-pointed using hydraulic mortar to create a uniform finish. Given the material, design and methodology of the external works, it is considered to be in keeping with the character and appearance of the dwellinghouse and conservation area. A condition has been attached for a brick sample panel to ensure the appearance of the building are safeguarded.

As for the internal refurbishment, exploratory works would be carried out first followed by the removal and storage of windows and shutters, skirtings and floor finishes. Localised plaster would also be removed and restraint strapping to floor structure would be installed. Windows, shutters, skirtings and floor finishes would be reinstated and plaster would be re-applied to previously stripped out locations. The Council's Conservation Officer has been consulted and raised no objection. A condition has been attached for the interiors of the dwellinghouse to be reinstated like-for-like.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies 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 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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
Director of Economy, Regeneration and Investment