

Application ref: 2020/1243/P  
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Date: 7 July 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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WSP Indigo  
Aldermary House  
10-15 Queen Street  
London  
EC4N 1TX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission 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 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 this permission.

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 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:

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

Informative(s):

- 1 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).
- 2 Reasons for granting permission:

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.

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.

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 attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development 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 2019.

- 3 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.
- 4 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment