

Application ref: 2020/2315/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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West Architecture  
Unit 319  
Screenworks  
London  
N5 2EF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**27 John Street**  
**London**  
**WC1N 2BX**

Proposal:

Variation of conditions 3 (approved drawings) and 4 (cycle parking) of planning permission reference 2019/4496/P dated 12/02/2020 (for the change of use from publisher's office (Class B1) to dwelling house (Class C3); demolition of existing rear extension and erection of new single storey rear extension with associated terrace above and new French windows to provide access; alterations to rear elevation; replacement of metal windows at 21 John's Mews with new timber sash windows; and conversion of garage to habitable room); namely, changes to the design of the rear extension to 27 John Street and rear fenestration of 21 John's Mews, and relocated cycle parking.

Drawing Nos: 88.001 rev P1, 88.099 rev P1, 88.100 rev P1, 88.101 rev P1, 88.102 rev P1, 88.103 rev P1, 88.104 rev P1, 88.105 rev P1, 88.200 rev P1, 88.205 rev P1, 88.210 rev P1, 88.300 rev P1, 88.310 rev P1.

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 permission granted on 12/02/2020

under reference 2019/4496/P.

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 policies 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:  
1000, 1001, 1002, 1003, 1004, 1005, 1006, 1200, 1201, 1202, 1300, 1301;  
88.001 rev P1, 88.099 rev P1, 88.100 rev P1, 88.101 rev P1, 88.102 rev P1,  
88.103 rev P1, 88.104 rev P1, 88.105 rev P1, 88.200 rev P1, 88.205 rev P1,  
88.210 rev P1, 88.300 rev P1, 88.310 rev P1; Design and Access Statement  
dated 05/04/2017, Historic Building Report dated September 2013,  
Arboricultural Impact Appraisal and Method Statement dated September 2013,  
BREEAM 2012 Domestic Refurbishment Pre- Assessment Strategy Report  
dated November 2014.

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

- 4 Cycle parking for 3 bicycles, as shown on drawing no. 88.100 rev P1 hereby approved, shall be provided in its entirety prior to the first occupation of the new units and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

- 5 Trees to be retained shall be protected during construction work in accordance with the recommendations and guidance contained in the Arboricultural Impact Appraisal and Method Statement by Barrell Tree Consultancy dated 27 September 2013, ref: 13355-AIA-MW, and guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of development relating to the erection of the rear extension, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include-

- i. a detailed scheme of maintenance;
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used;
- iii. full details of planting species and density.

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission

The proposed amendments include minor internal and external changes to both 27 John Street and 21 John Mews.

At basement level of no.27 insignificant changes are proposed to the plan form. At ground level, the footprint of the garden room has been reduced to increase the size of the lightwell and reduce the proximity of the modern rear extension to the historic rear elevation. It is now proposed to install a large modern window instead of the facsimile sash window of the previous consent. Given the other advantages of the scheme, this is acceptable. In the courtyard at this level, the ground floor of the modern mews house at no.21 (currently a full-width undercroft) and the rear elevation of the courtyard extension are now both proposed to be largely glazed, instead of fitted with French windows as previously approved. Given the nature of the fabric involved, and other development in the vicinity, this is considered acceptable.

At first floor, a previously approved scheme to replace the first-floor rear window with doors, leading to a new bridge over the light well on to a new roof terrace above the rear extension, has now been removed from the scheme, improving it in heritage terms. The roof of the extension would feature a green roof instead, which would improve the biodiversity of the site and is welcomed. Given it would be installed to the modern extension rather than the original building, it is not considered to harm the historic interest or significance of the building. A condition is attached requiring more details of the green roof.

Alterations to the second, third and fourth floors are minor in nature and considered acceptable. The proposals include more significant alterations to the layout of 21 John's Mews, but as this is a more modern building, the proposals are acceptable.

The proposed amendments are not considered to introduce new amenity impacts by way of loss of outlook, daylight or privacy. The cycle parking would be relocated to the ground floor of no.21 but would still meet CPG requirements on cycle parking facilities and be accessible to no.27.

No objections were received prior to the determination of this application. 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 or its setting or any features of special architectural or historic interest which it possesses and of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 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 H1, H6, H7, E2, D1, D2, T1, and T2 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 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.

- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 8 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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