

Application ref: 2020/2685/L
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West Architecture
Unit 319
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
27 John Street
London
WC1N 2BX

Proposal: Internal alterations associated with proposed change of use to dwelling house; demolition of existing single storey rear extension and erection of new single storey rear extension; alterations to rear elevations, interior and roof (as minor amendments to previous listed building consent dated 12.2.20 ref: 2019/5338/L).

Drawing Nos: 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

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: 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.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of service runs for all new bathrooms, demonstrating the relationship of new pipework with the structure of the building.

b) Plans, elevations and sections of all new doors to be installed at a scale of 1:10, with typical moulding and architrave details at a scale of 1:1.

c) Full scale samples or sectional drawings of all new cornices and skirting at a scale of 1:1, to be accompanied by corresponding floor plans.

d) Plans, elevations and sections of all new windows at a scale of 1:10 with typical glazing bar details at a scale 1:1.

e) Plans, elevations and sections of new staircase and railings onto rear terrace at a scale of 1:10.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Reason for granting consent

The materials, finish and simple modern design of the proposed extension is considered to be appropriate. There would be no loss of significant or historic fabric involved, and the proposal is not considered to have an adverse impact on the appearance or character of the building's rear elevation. The proposal is therefore considered to preserve the building's special architectural and historic interest.

The new openings between the front and rear rooms on the ground and first floors are considered acceptable following the approval of details (dated 22.7.20 ref: 2020/2530/L) to discharge condition 4 of previous listed building consent ref: 2019/5338/L which required details of careful opening up to reveal if any structural woodwork or historic fabric is discovered within the wall.

The proposal includes amendments to the previous extant consent ref: 2019/5338/L so that it is no longer proposed to replace the first-floor rear window with doors, or erect a new bridge over the light well on to a new roof terrace above the rear extension. This is considered an improvement in heritage terms. The roof of the extension would feature a green roof instead. 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.

The proposals would sensitively refurbish the building and re-introduce the original residential use to ensure the building's ongoing viable use, along with more historically appropriate detailing including doors, cornices, skirting and other joinery. The rear extension would be rebuilt in a more modern design and overall, the proposals are considered to preserve the building's architectural and historic significance.

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 2013.

No objections were received prior to the determination of this application. The site's planning history has been taken into account prior to making this decision.

As such, the proposed development 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 National Planning Policy Framework 2019.


- 2 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.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment