

Application ref: 2021/0092/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

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Studio Dot
40 Elm Road
Kingston upon Thames
KT2 6HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**35 John Street
London
WC1N 2AT**

Proposal:

Alterations and refurbishment of house including the replacement of French doors to rear elevation (ground floor), restoration/alterations to rear lightwell, alterations to roof including installation of lantern rooflight and glazed access enclosure, new entrance door lanterns, and replacement steps and repaired railings to front lightwell.

Drawing Nos: Site & Location Plan: 1007 P050

1007: - (Existing) P 101, P 102, P103, P110, P111

1007: - (Demolition & removal)) P 121, P 122, P123, P124, P125

1007: - (Proposed) P 201A, P 202, P203A, P210A, P211A

1007: - (Existing internal) P300, P301, P302, P303, P304, P305, P306, P307, P308, P309, P310, P311, P312, P313, P314, P315, P316

1007: - (Proposed internal) P400, P401, P402, P403, P404, P405, P406, P407, P408, P409, P410, P411, P412, P413, P414, P415, P416, P420

Heritage and Design & Access Statement

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 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 drawings:
1007: - (Demolition & removal)) P 121, P 122, P123, P124, P125
1007: - (Proposed) P 201A, P 202, P203A, P210A, P211A
1007: - (Proposed internal) P400, P401, P402, P403, P404, P405, P406, P407, P408, P409, P410, P411, P412, P413, P414, P415, P416, P420
Heritage and Design & Access Statement

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

Informative(s):

- 1 Reasons for granting permission-

The planning application is submitted alongside a concurrent Listed Building Consent application ref 2021/0829/L which includes internal works.

The external works for which planning permission is sought are as follows:
Replacement of concrete steps leading to ground floor with York stone;
Reinstate working light lanterns to existing brackets at front;
Restoration of existing front railings;
Removal of glazed screens, iron railing and door to rear lightwell; erection of replacement timber framed screen and door to rear lightwell (lower ground floor level) and reduced size iron railing above;
Removal of walk-on-glass and timber framed glazed (access) enclosure on roof; erection of lantern rooflight and sliding glazed access enclosure on roof;
Provision of replacement timber doors/French windows on rear elevation (ground floor);
Render of modern brick wall in lime plaster on wall (extension) with no. 36.

The proposed works at the front would restore the historic and architectural character of the Listed Building and preserve the heritage significance of the Conservation Area. The lightwell at the rear is a 20th century addition and the proposed lightwell with timber frame at basement level and replacement wrought iron railings above would also be sympathetic to the historic and architectural merits of the Listed Building.

The provision of replacement timber doors/French windows on rear elevation (ground floor) and rendering of the modern wall on the boundary would also be appropriate in design. The proposed rooftop alterations would retain the original roof form and be appropriate in design, height and bulk. All would preserve the historic and architectural character of the Listed Building.

All the various alterations would not harm the character and appearance of the Conservation Area.

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

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

The proposed alterations would not result in the loss of amenity for any neighbouring occupiers. The new lantern and access enclosure at rooftop level would not be unduly harmful to outlook or sunlight on the terraces of the adjoining buildings and there would be no significant increase in overlooking from the rooftop alterations.

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

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 2021 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 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
Chief Planning Officer