

Application ref: 2021/0829/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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, plus internal alterations to window surrounds, wall panels, installation of doors and secondary glazing on third floor.

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 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:
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: 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, colour, profile, finish 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 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) New doors, including jib doors at 1:20, 1:5 and 1:1 scale;
b) Third floor secondary glazing - joinery and relationship with existing windows at 1:20, 1:5 and 1:1 scale

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 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) Entrance steps at a minimum 1:10 scale. These should be single slabs and treads and nosings will need to be shown;
b) Lantern lights at a minimum 1:20 scale. These should include the position of wiring;
c) Schedule of works for replacement railings

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.

- 6 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 the new doors within the rear lightwell at a scale of 1:20, 1:5 and 1:1;
- b) Details of the railings on the rear lightwell at a scale of 1:20, 1:5 and 1:1;
- c) Matching french windows with brick arches above on ground floor rear elevation

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.

- 7 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) New rooftop lantern at a minimum scale of 1:20

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 Listed Building Consent application is submitted alongside a concurrent planning application 2021/0092/P at the site which covers the external works.

The internal works are as follows:

Basement floor - Internal reconfiguration; reinstate moulding;
Ground floor - Details/panels reinstated, removal of modern kitchen interventions, new doors, new cornices, fireplace;
First floor - Window surrounds adjusted, new doors, new cornices;
Third floor - New secondary glazing.

At basement level the works relate to modern interventions and do not impact on the legibility of the historic floorplan nor do they result in the loss of any historic fabric. On the ground floor the proposed works are sensitive to the host building and include the removal of harmful modern interventions. A condition is attached to ensure all new work matches existing in terms of material, colour, profile and finish. Detailed drawings of new doors, including jib doors, should be submitted for approval. On the first floor the minor changes proposed are not objectionable in principle. On the third floor the proposed secondary glazing is acceptable subject to a condition on details of the joinery and relationship with existing windows.

The proposed external works at the front would restore the historic and architectural character of the Listed Building. 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 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 be appropriate in design. The proposed rooftop alterations would retain the original roof form and be appropriate in design, height and bulk.

All the various internal and external alterations would preserve the historic and architectural character of the Listed Building.

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.16 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 policy 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 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 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer