

Application ref: 2020/4972/L
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Development Management
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ExtrArchitecture
49 Netherwood Road
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W14 0BL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
11 John Street
London
WC1N 2EB

Proposal:

Demolition of ground floor rear extension, and erection of single storey structure to include two courtyards. Replacement of existing fenestration at ground and second-floor level to front elevation. Installation of a new door at the rear first floor. Removal of the existing roof and replacement with dummy mansard roof to accommodate a green roof terrace. Internal alterations at all levels, all in connection with the existing dwellinghouse.

Drawing Nos: Heritage and Design Statement for 11 John Street, WC1N 2EB 210212; A_010 Rev 00; A_011 Rev 00; A_012 Rev 00; A_013 Rev 00; A_040 Rev 00; S_101 Rev 00; S_102 Rev 00; S_103 Rev 00; Site location plan; A_200 Rev 01; A_201 Rev 03; A-202 Rev 03; A-203 Rev 04; A-204 Rev 03; A_210 Rev 03; A_211 Rev 06; A_212 Rev 04; A_213 Rev 04; D1100 Rev 00; A_310 Rev 01; A_311 Rev 02; A-312 Rev 00; A_313 Rev 00

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:

Heritage and Design Statement for 11 John Street, WC1N 2EB 210212; A_010 Rev 00; A_011 Rev 00; A_012 Rev 00; A_013 Rev 00; A_040 Rev 00; S_101 Rev 00; S_102 Rev 00; S_103 Rev 00; Site location plan; A_200 Rev 01; A_201 Rev 03; A-202 Rev 03; A-203 Rev 04; A-204 Rev 03; A_210 Rev 03; A_211 Rev 06; A_212 Rev 04; A_213 Rev 04; D1100 Rev 00; A_310 Rev 01; A_311 Rev 02; A-312 Rev 00; A_313 Rev 00.

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 Before the relevant part of the work is begun, detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Plan, elevation and section drawings of new glazed rear first floor door at a scale of 1:10 with typical glazing bar details at 1:1.
- b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- c) Plan, elevation and section drawings of rear first floor balustrade at a scale of 1:10 with typical joint details at 1:1.
- d) Plan, elevation and section drawings of typical glazed elevations to rear extension at a scale of 1:10 with framing details at 1:1.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting consent:

Previous listed building consent has been granted for similar works at the application site, under application ref no 2016/3684/L, dated 17/08/2017 and prior to that under 2015/0298/L dated 25/03/2015 and 2013/7321/L dated 22/07/2014. This application proposes some changes to the previously approved scheme, mainly in relation to the removal of excavation at basement level.

The proposed internal changes at basement level would maintain the existing legibility of the historic plan form and the hierarchy of spaces.

At ground floor level the proposed opening into the rear room would be maintained and overall the existing historic plan form. The proposed works to the existing non-original rear extensions are considered to reduce the density of the built structure which is considered acceptable. The proposed alterations would result in a lightweight appearance of the structures due to the large areas of glazing which contrast well with the original building.

The proposed internal alterations at upper floors similar to the ones previously approved and considered acceptable as part of this application.

The existing roof has an unusual form, with a shallow pitch to front elevation and mansard type to the rear, added in the 1970s. The roof is of limited architectural or historic interest and therefore its alteration is considered acceptable. The proposal would retain the existing roof form as a dummy mansard and introduce a terrace to rear elevation, whilst preserving the roof form as seen from front and rear elevations. Given the dense pattern of development in this location, the proposed alterations would not be greatly visible from public realm and therefore accepted.

The proposal includes replacement of existing non-original timber windows to front elevation at ground and second floor with new single glazed timber sash windows to match the design and appearance of the fenestration of the original windows of the host building. It is also proposed to replace the existing non-original fanlight of the front door with one which reflects the original detailing and period of the original building. These changes are considered acceptable and a benefit of the scheme, details of which would be secured by condition.

To the rear the proposal includes replacement of existing obscure glass with clear glass of one window at third floor level, fitted within the existing timber sash window. This change is considered acceptable and details of the replacement would be secured by condition.

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.

In terms of impact on neighbouring amenity, the rear of the application site and neighbouring ones have been densely extended historically. As the proposed development would reduce the existing built up mass, with no increase in

height, it is considered that no significant harm would be caused to the amenity of neighbouring occupiers in terms of loss of light, nor outlook. In relation to the proposed terraces, due to the existing extensions at neighbouring sides and high party walls, they would be not lead to harmful overlooking to the neighbouring occupiers.

The proposed new dummy mansard and terrace at roof level, are not considered to cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objections were received prior 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 D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the Publication London Plan 2020.

- 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.
- 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer