

Application ref: 2021/4193/L  
Contact: Adam Greenhalgh  
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Date: 3 November 2021

**Development Management**  
Regeneration and Planning  
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40 Elm Road  
Kingston upon Thames  
KT2 6HP

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:  
**35 John Street**  
**London**  
**WC1N 2AT**

Proposal:

Details pursuant to condition 5c (Schedule of works for replacement railings) of Listed Building Consent 2021/0829/L granted on 16/03/2021 for '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: Front Entrance Railings & Metal Work - Schedule of Works

The Council has considered your application and decided to grant Approval of Details-

Informative(s):

- 1 Reasons for approval of details:

Condition 5c of Listed Building Consent 2021/0829/L requires a schedule of works for the replacement railings at the front to be submitted and approved by the local planning authority in writing.

A Schedule of Works has been submitted. The proposed methodology is one of sensitive repair which minimises the risk of inadvertent damage to the railings during the restoration process and ensures the maximum retention of historic fabric. The special interest of the listed building would be preserved.

The proposal would therefore comply with policy D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4b and 7a of listed building consent 2021/0829/L granted on 16/03/2021 are outstanding and require details to be submitted and approved.

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 2021.

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