

Application ref: 2021/4198/L
Contact: Adam Greenhalgh
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Date: 3 November 2021

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40 Elm Road
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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 6a (rear lightwell doors) 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: Drawing no: 1007-P521

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

Informative(s):

1 Reasons for granting approval:

Condition 6a of Listed Building Consent 2021/0829/L requires details of the new doors of the rear lightwell to be submitted and approved by the local planning authority in writing.

A drawing has been submitted to show the provision of a steel frame door and windows with horizontal and vertical bars for the rear lightwell.

It is noted that the rear lightwell is a later addition to the Listed building. As such, the proposed steel door/window, which would replace an existing steel door/window, is not considered to harm the architectural or historic integrity of the Listed building.

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