

Application ref: 2021/0122/L
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Date: 19 November 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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planning@camden.gov.uk

www.camden.gov.uk/planning

Savills UK Ltd
Finsbury Circus House
15 Finsbury Circus
London
EC2M 7EB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**25 John's Mews
London
WC1N 2NZ**

Proposal:

Erection of basement extension and installation of ventilation riser at roof level. Internal alterations

Drawing Nos: A001 Rev.A; A002 Rev.A; A003 Rev.A; A004 Rev.A; A005 Rev.A; A011 Rev.A; A012 Rev.A; A021 Rev.A; A022 Rev.A; A103 Rev.A; A104 Rev.A; A105 Rev.A; A111; A112; A121 Rev.A; A122 Rev.A; A-1100 Rev.D; A-2100 Rev A;

2012-RP-XX-00-DR-S-203_PO4; 2012-RP-XX-01-DR-S-204_PO4; 2012-RP-XX-02-DR-S-205_PO4; 2012-RP-XX-B1-DR-S-202_PO4; 2012-RP-XX-ZZ-DR-S-101_PO3; 2012-RP-XX-ZZ-DR-S-102_PO4; 2012-RP-XX-ZZ-DR-S-103_PO4; 2012-RP-XX-ZZ-DR-S-104_PO4; 2012-RP-XX-ZZ-DR-S-105_PO4; 2012-RP-XX-ZZ-DR-S-106_PO4; 2012-RP-XX-ZZ-DR-S-107_PO4; 2012-RP-XX-ZZ-DR-S-108_PO4; 2012-RP-XX-ZZ-DR-S-110_PO4; 2012-RP-XX-ZZ-DR-S-120_PO4; 2012-RP-XX-ZZ-DR-S-301_PO4; 2012-RP-XX-ZZ-DR-S-302_PO4; 2012-RP-XX-ZZ-DR-S-401_PO4;

Basement Impact Assessment Issue 002 dated June 2021 by Ross & Partners and
Basement Impact Assessment Audit Rev.F1 Dated July 2021 by Campbell Reith.

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:

A001 Rev.A; A002 Rev.A; A003 Rev.A; A004 Rev.A; A005 Rev.A; A011 Rev.A; A012 Rev.A; A021 Rev.A; A022 Rev.A; A103 Rev.A; A104 Rev.A; A105 Rev.A; A111; A112; A121 Rev.A; A122 Rev.A; A-1100 Rev.D; A-2100 Rev A;

2012-RP-XX-00-DR-S-203_PO4; 2012-RP-XX-01-DR-S-204_PO4; 2012-RP-XX-02-DR-S-205_PO4; 2012-RP-XX-B1-DR-S-202_PO4; 2012-RP-XX-ZZ-DR-S-101_PO3; 2012-RP-XX-ZZ-DR-S-102_PO4; 2012-RP-XX-ZZ-DR-S-103_PO4; 2012-RP-XX-ZZ-DR-S-104_PO4; 2012-RP-XX-ZZ-DR-S-105_PO4; 2012-RP-XX-ZZ-DR-S-106_PO4; 2012-RP-XX-ZZ-DR-S-107_PO4; 2012-RP-XX-ZZ-DR-S-108_PO4; 2012-RP-XX-ZZ-DR-S-110_PO4; 2012-RP-XX-ZZ-DR-S-120_PO4; 2012-RP-XX-ZZ-DR-S-301_PO4; 2012-RP-XX-ZZ-DR-S-302_PO4; 2012-RP-XX-ZZ-DR-S-401_PO4;

Basement Impact Assessment Issue 002 dated June 2021 by Ross & Partners and Basement Impact Assessment Audit Rev.F1 Dated July 2021 by Campbell Reith.

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.

Informative(s):

- 1 Reason for granting consent:

This site is a grade II listed building built in 1903 within the Bloomsbury Conservation Area. The proposal would include a single storey basement under the footprint of the main house, it is noted that the site has an existing small scale basement. A new staircase from ground floor to basement will be installed . The extension will create additional living accommodation for the existing dwellinghouse. The basement is not expressed externally.

Following feedback from the Council's Conservation team the method of basement construction was revised to mitigate its impact on the historic fabric of the listed building. The dug trial pits appear to indicate that a basement previously existed on the site and that no valuable fabric will be lost. It has been satisfactorily demonstrated how the historic ground-floor walls will be supported while digging under them. In addition, a system of intermittent metal piers with brick packers which appear to be the historic brick retaining walls of a pre-existing basement will be supported, rather than entirely encased in concrete which would be unacceptable. The basement will have no external manifestations and will be approached through a doorway. Consequently, it is acceptable.

The proposal also includes the installation of ventilation riser at roof level, which is small scale and not visible from the streetscene. Minimal intervention is required and it is not considered to result in a significant loss of historic fabric.

It is considered that, due its siting, design, materials and scale, the proposal would not have a detrimental effect on any historic fabric nor detract from the setting, character and appearance of the listed building.

No objections were received prior to the determination of this application. Historic England were consulted and raised no objection. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building 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 [ERR] 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 2021.

- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 4 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.
- 5 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).

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', written in a cursive style.

Daniel Pope
Chief Planning Officer