

Application ref: 2020/4922/P
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Development Management
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extrArchitecture
49 Netherwood Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

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 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 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: For the avoidance of doubt and in the interest of proper planning.

- 4 The terrace area shall be restricted only to the area shown on the approved drawings at first floor level.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to relevant part of works begun, full details in respect of the green roof in the area indicated on the approved first floorplan with green outline, shall be submitted to and approved by the local planning authority before the relevant part of the development commences. Details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance. The extensions shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, G1, CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Previous consent has been granted for similar development at the application site, under application ref no 2016/0992/P for Variation of condition 3 (approved plans) of 2013/7230/P dated 21/07/2014 (as amended by 2015/0331/P, dated 25/03/2015) for excavation of basement; demolition of existing rear extension, alterations to windows and doors, alterations to roof and associated works), namely to allow alterations to the internal layout.

The current proposal is largely a resubmission of the development as previously agreed, without the basement excavation.

The application building has been extended to the rear with a non-original extension. The proposal would remove parts of this extension to create courtyards at basement and ground level, which is considered to soften the existing bulk of the development at the rear, and therefore accepted. The resulting extension would have mainly glazed walls which would contrast with the solidity of the original building, in a sympathetic manner. The proposal includes green roof on the new extensions, details of which would be secured by condition. Overall, the proposed extension is therefore considered to preserve the character and appearance of the host building and wider terrace.

The existing roof of the host building has an unusual form, with a shallow pitch to front elevation and mansard type to the rear. 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 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. It is also proposed to replace existing obscure glass with clear glass of one window at third floor level, fitted within the existing timber sash window. These changes are considered acceptable subject to further details being secured by condition.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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.66 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, or outlook. In relation to the proposed terraces, due to the existing extensions at neighbouring sides and high party walls, their projection would 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.

- 2 In order to ensure no harm would be caused to the local transport conditions and amenity of local residents during construction and demolition works, a Construction Management Plan would be secured by section 106 legal agreement.

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 A1, A4, A3, D1, D2, CC1, CC2, CC3 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the Publication London Plan 2021.

- 3 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).
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 5 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team , 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

- 6 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.

- 7 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



Daniel Pope
Chief Planning Officer