

Application ref: 2022/0783/P  
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Date: 17 May 2022

**Development Management**  
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GMA Architecture Ltd  
UK House  
82 Heath Road  
Twickenham  
TW1 4BA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

Proposal:  
INTERNAL ALTERATIONS AND RENOVATIONS TO A LISTED BUILDING AT LOWER  
GROUND, GROUND AND FIRST FLOOR LEVELS.

Drawing Nos: Site location plan; Design and Access Statement incorporating Heritage  
Statement; Schedule of Works; Drawings numbered: SO01; SO02; SO03; GA01;  
GA02; GA03; GA04; GA05; GA06; GA07; GA08; SE01; SE01; SE03; SE04; SE11;  
SE12; SE13; SE14; PR01; PR02; PR03; RCP01; DE01; IE01; IE02; IE03; IE04; IE05;  
IE06; IE07; IE08; IE09; IE10; IE11; IE12; IE13; IE14; IE15; IE16; IE17; IE18; IE19;  
IE20; IE21; IE22; IE23; IE24; IE25; IE26; RCP01

The Council has considered your application and decided to grant permission subject to  
the following condition(s):

Condition(s) and Reason(s):

- 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 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.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including insert and hearth, of all new chimneypieces and details of the proposed materials.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos: Site location plan; Design and Access Statement incorporating Heritage Statement; Schedule of Works; Drawings numbered: SO01; SO02; SO03; GA01; GA02; GA03; GA04; GA05; GA06; GA07; GA08; SE01; SE01; SE03; SE04; SE11; SE12; SE13; SE14; PR01; PR02; PR03; RCP01; DE01; IE01; IE02; IE03; IE04; IE05; IE06; IE07; IE08; IE09; IE10; IE11; IE12; IE13; IE14; IE15; IE16; IE17; IE18; IE19; IE20; IE21; IE22; IE23; IE24; IE25; IE26; RCP01

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 The application property is listed at Grade II and is in the Bloomsbury conservation area (although all works are internal with the exception of a small area of like-for-like repair on a concealed part of the roof).

The house was built between 1754 and 1759 and listed in 1951. Nos 29-36 and their attached railings were listed Grade II in 1951; with the reconstructed buildings included for group value. The main surviving significant feature of 34 John Street, is the front facades including door cases, the main staircases, and the historic decorative chimney pieces, plasterwork and panelling - where these survive. Original or historic wooden sash windows and shutters also survive in several places, although some of these may have been relocated during previous rebuilding works.

No. 34 has been considerably altered in the 20th century. The second and third floors have been largely rebuilt, while the roof is modern and the rear facades are mostly not original. In the interiors, the current sets of wall panelling and chimney pieces seems to all have been in place by 1973. However, the ground

floor chimneypieces are made of fibreglass and several areas of ceiling plaster and wall panelling, especially on the first and ground floors were replaced. New partitions, both solid and glazed were inserted on all floors, and numerous other alterations were made, including the insertion of upgrading of kitchenettes and lavatories, and related services on all floors. The property was in office use for most of the C20th and underwent a considerable degree of alteration during this period. Nonetheless, the significance of the building includes what remains of its original architectural design and materials, planform, evidential value as an C18th terraced house and its townscape contribution, including its positive contribution to the character and appearance of the conservation area.

The alterations are internal renovations at basement, ground and first floor levels. On all floors it is proposed to route all new services within existing horizontal and vertical internal runs, with all pipework etc concealed. The property underwent a considerable number of renovations and extension that were carried out with consent in 2007/2008. All works of demolition relate to C20th and C21st fabric, as set out in the assessment below.

#### Basement Level

The basement level of the property was completely renovated in a modern style through previous approved applications/implementations of schemes. In terms of the open kitchen and dining areas, the proposals for this room are restricted to the kitchen fit out with the existing kitchen fittings being removed and replaced with a new layer within the same location. With reference to the previous staff bedroom area, it is proposed that this area be sub divided to provide both a pantry facility and a laundry facility. Given the very limited amount of historic fabric surviving the degree of subdivision is acceptable as it avoids the chimneybreast and is not full height.

The proposed division wall between the two new room uses is located in a previously renovated area with no historic features, indeed it appears to be mainly modern fabric. It is proposed to fit an inter connecting door between the two areas and this will be detailed to match between the existing door frames and architraves at this floor level. The main entry to the laundry area is off the light well entrance hall and this door is already existing.

It is proposed that the pantry access is accessed off the new kitchen area through an existing modern plasterboard wall and this new door way will be fitted with a frame and architrave to match the doors at this level. There are no further alterations to the existing building to this floor level as all other items are freestanding fittings and these are not considered to cause harm to any surviving historic fabric.

## 2

#### Ground Floor Level

At this floor level, the main existing features are being retained as well as the original room sizes. The front room will be used as a 'snug' room off the main reception hall. The decorative features within this room are all retained and a cupboard forming a coat storage will be a joinery item that is not full height and

does not affect ceilings or cornices, i.e. would not in itself require listed building consent. It is proposed to remove existing modern chimneypiece (which is non-functioning and made of fiberglass) and replace with a traditional fireplace. As no details of the proposed chimneypiece and fireplace have been provided this part of the works has been conditioned.

The chimneypieces on the ground floor rear room is also made of fibreglass/resin and it is proposed to replace this with a traditional chimneypiece. As no details of the proposed chimneypiece and fireplace have been provided this part of the works has been conditioned.

### 3 First Floor

At first floor level, the room usages will remain the same however, the fit out will be the main changes at this level. The wall between the master bedroom and the dressing room area is a wall that has previously been introduced in past renovation works to the property and is not an original wall. It is believed that it was introduced to create a walk in dressing space for a master suite over the total first floor level. This intent is not changed with these proposals.

Within this dressing 'corridor' is an existing WC facility but it is planned for this to be removed to reinstate the full length of this 'corridor' the existing built in wardrobes are a recent feature and these will be removed and replaced with new built in storage and all skirtings, architraves and cornices will be in reinstated to match the original features at this level. It is proposed to infill the centre wall position to the rear room and to create two new openings to allow for the main bed to be located on the division wall facing the bay construction and a more traditional manner. It is proposed to fit doors to these new openings and just the turn the skirtings into these openings. The height of the openings will match the existing door openings at this floor level. Given this wall is entirely modern and already has had several openings made to it, further alteration of a symmetrical form could be supported.

In terms of the front bathroom, the conversion of the front room to a bathroom is extant. The fittings to this area will be removed. The design intention to is to create an ensuite facility however this will be through the use of glass walls and freestanding joinery that will be clear of the ceilings to avoid any disruption to existing cornices. There will be an alteration to planform in the sense that at the lower level of the room there will be infilling of space. However, given the room already has consent for use as a bathroom the alteration could be supported, more than usually might be the case for a front first floor room. The entire floor is modern fabric, which again limits some of the harm that might otherwise occur to historic fabric. The drainage of the fittings to the ensuite facility will be connected to the existing drainage drop of the existing ensuite so the proposals do not involve any new grey water connections or SVPs. While the room has limited original decoration remaining, chiefly the chimneypiece and cornice, neither of these elements are affected by the proposals and the impact on significance within this room is neutral when compared to the existing condition.

The proposed works preserve the special interest of the listed building. The works are considered to largely focus on replacement of modern fabric and of works of reconfiguration to rooms which were rebuilt and refitted in the C20th

and C21st. None of the original fabric of the building would be altered or lost and the remains of the historic planform would be preserved.

The site's planning history has been taken into account when making 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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer