

Application ref: 2021/4813/L
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Date: 10 May 2022

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Brunel Planning
51 Queens Road
Tunbridge Wells
TN4 9LZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 John Street
London
WC1N 2BS

Proposal:

Internal and external alterations in connection with the change of use from office use to residential use including replacement stairs to front elevation at basement level, external wall lights to entrance and basement, and new services to rear. Internal alterations including removal and replacement of modern partitions, fixtures, fittings, services, sanitary fittings and pipes at all levels. Replacement of modern chimneypiece at second floor, and new opening and secondary glazing at third floor level.

Drawing Nos: 7000 Design and Access Statement July 2021, 7001 Historic Building Report July 2021, Planning Statement August 2021, Marketing Report 09 August 2021, 1000, 1001, 1002, 1003, 1004, 1100, 1101, 1103, 2000 rev1, 2001, 2002, 2003, 2004, 2100 rev1, 2101, 2103, 3000, 4000, 4001, 5000, 5001, 5002, 5003, 5004, 5100, 5101, 5103.

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: 7000 Design and Access Statement July 2021, 7001 Historic Building Report July 2021, Planning Statement August 2021, Marketing Report 09 August 2021, 1000, 1001, 1002, 1003, 1004, 1100, 1101, 1103, 2000 rev1, 2001, 2002, 2003, 2004, 2100 rev1, 2101, 2103, 3000, 4000, 4001, 5000, 5001, 5002, 5003, 5004, 5100, 5101, 5103.

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.

- 4 Before the relevant part of the work is begun, 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:

a) Sample of floorboard and method statement relating to repairs to the floors.

b) Plan, elevation and section drawings of new jib door on the third floor at a scale of 1:20.

c) Plan, elevation and section drawings showing the external metal stair at a scale of 1:20.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 6 No recessed downlighters shall be installed without permission in writing from the council.

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.

- 7 No removal of floorboards is consented without permission in writing from the council.

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.

- 8 No tanking will be considered in the lower parts of the building.

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:

The significance of the Grade II listed building includes its architectural design and materials, indicating the style of early 19th century terraced house including retained multi-coloured stock brick with stucco band at first floor level. Its townscape value as part of a strong group of 7 terrace houses forming 22-28 John Street within the Bloomsbury Conservation area, and cast-iron balconies at first floor level, and attached railings at street level.

Despite a period in use as an office, it has largely retained its historic fabric, layout and character, although the rear has been compromised by a large two-storey extension and the addition of a conservatory and glazed lantern at rear ground level. Returning the building to its original residential use and the whole house approach is supported.

The proposals are within the existing plan form and seeks to retain architecturally and historically significant features and detailing. Unsympathetic modern office fittings such as trunking, suspended ceilings, modern fixtures and fittings would be removed throughout the building. Lighting will be replaced and it is stated by condition that recessed down-lighters would not be acceptable. Demolition drawings indicate works to the floors refer to the removal of carpets only. The floors are to be retained but will need repair where floor-boxes have been installed. Detail of this repair is secured by condition. No removal of floorboards is consented and this is also secured by condition.

At basement level within the front room, the installation of timber shutters to the door opening to the lightwell will match the historic shutters on the adjacent window. Compared to ground and first floor levels, overall this floor has a lower level of historic significance, and the insertion of partitions tend to reinstate the original plan. The removal of modern partitions are acceptable. The basement vault was not inspected. Tanking of vaults is not acceptable, where un-tanked they should be dry lined. At basement level within the front lightwell, a timber

service stairs will be replaced by metal service stairs, for which further details are required and is secured by condition.

At ground-floor level, modern fixtures and fittings and a non-original draught lobby will be removed. Risers in the modern rear extension will be reconfigured.

At first-floor level, the principal storey, the modern rear section, including lavatories, will be rearranged. The existing riser will be used and new painted timber casing installed around the existing service outlets.

On the second floor, an arched opening at the stair-head will be reinstated. An inappropriate reproduction fireplace and hearth will be removed and replaced with an appropriate model. A bathroom will be installed in the rear room and removal of the lavatory partitions. This room is of comparatively low significance and the servicing can be resolved without harm.

On the third floor, in the front room, a full-width partition will be inserted containing bathroom and the servicing has been considered. A secondary glazing system will be installed to the windows. This space is of comparatively low significance and the proposals are acceptable. On the third floor, in the rear room, an existing bathroom is to be rearranged, with a doorway into the bedroom. This is secured by condition as accessed to be a jib door with the exiting door retained as fixed shut.

Roof plans have not been provided, therefore no works are consented to the roof.

Overall, the works are sensitive to the significance of the historic fabric and would preserve the special architectural and historic interest of the Grade II listed building, group value of the listed terrace and the appearance of the wider Bloomsbury conservation area. Therefore, the alterations are acceptable subject to the conditions of this decision.

- 2 No objections were received prior to the determination of this application. 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.


- 3 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.

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 'DP', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer