

Application ref: 2022/2786/L
Contact: Nick Baxter
Tel: 020 7974 3442
Email: Nick.Baxter@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mr Michele Verdi
12 Devonshire Street
London
W1G 7AB
undefined

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
25 John Street
London
Camden
WC1N 2BS

Proposal:

Installation of a suspended ceiling at basement level.

Drawing Nos: Design & access and heritage statement, 2100 (section AA), 2050 (RCP), 2000 (propo plan), 1101 (exist section BB), (exist RCP), 1100 (exist AA), 3120 (details), 1000 (exist plan), 2103 (propo CC), 2101 (propo BB), site plan

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:

Design & access and heritage statement, 2100 (section AA), 2050 (RCP), 2000 (propo plan), 1101 (exist section BB), (exist RCP), 1100 (exist AA), 3120 (details), 1000 (exist plan), 2103 (propo CC), 2101 (propo BB), site plan

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 The site is a grade-II-listed town house of 1819 making a positive contribution to the Bloomsbury Conservation Area.

Its basement has been much altered and has lost much of its plan form. A modern lowered ceiling, conceals the original damaged lath & plaster ceiling above.

However, a proposal to expose the historic ceiling has fallen foul of large quantities of servicing which would have to be re-routed. In addition, substantial concrete downstand beams have been discovered crossing the space, meaning that the original form could not in any case be recreated.

Given these factors, it is agreed that the historic ceiling can remain concealed by another dropped ceiling. It was noted that it is neutral whether or not the crossing concrete beams are expressed or not, and the applicant has chosen to box around them to allow services to pass without further intervention into the structure. The applicant proposes to repair the lath-and-plaster ceiling before encapsulating it.

The applicant has also submitted a lighting design, which shows recessed spotlights to the rear of the basement and track lights to the front. Given that the character of the space is compromised, no historic fabric will be involved and the fittings will not be visible from outside, this is acceptable.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021.

- 2 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 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer