

Application ref: 2022/2560/L
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Date: 20 September 2022

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undefined

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
24 John Street
London
Camden
WC1N 2BH

Proposal:

Minor repair and refurbishment works, including damp remediation in basement, replacement of damaged non-original entrance steps, installation of new historic-style joinery on first floor, infill of modern lightwell, etc.

Drawing Nos: Heritage statement, location plan, "drawings -- as existing", "drawings -- as proposed"

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:

Heritage statement, location plan, "drawings -- as existing", "drawings -- as proposed"

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) A sample of the external stonework
- b) Images of the proposed external lighting
- c) A drawing showing the position and size of the proposed French drain
- d) Details of the first-floor joinery
- e) Details of the proposed security grille
- f) A sample panel 1m² of the proposed garden wall, showing stock, bond, pointing and mortar, the sample to be dry when viewed
- g) Details showing the placing and installation of the Tesla charging point and the exterior tap.

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 if in CA) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The site is a grade-II-listed townhouse of the early 19th century making a positive contribution to the Bloomsbury Conservation Area.

The applicant wishes to address damp problems in the basement by removing cementitious render and replacing it with a breathable lime render, covered

with ventilated panelling.

A French drain is proposed in the area. It is also proposed to repair existing tanking in the vault, to remove a security grille and install a new one, to install external lights, to board up a chimney breast with an inset panel, to infill a non-original internal light well on the stairs, and to replace the stone on the front steps. Finally, it is proposed to build up a section of the back garden wall.

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 application has been advertised in the press and by means of a site notice, whereby there were no consultation responses, other than the Bloomsbury CAAC, which wrote to express no objection. 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



Daniel Pope
Chief Planning Officer