

Application ref: 2022/3277/L  
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Date: 30 September 2022

**Development Management**  
Regeneration and Planning  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**35 John Street  
London  
Camden  
WC1N 2AT**

Proposal:

Soft Landscaping and Pergola to the rear garden.

Drawing Nos: 1007 - P 301, design & access and heritage statement, site plan, 1007 - P 301, 1007 - P 300 rev A, 1007 - P 301 rev A

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:

1007 - P 301, design & access and heritage statement, site plan, 1007 - P 301,

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 the back garden of a grade-II-listed 19th-century townhouse making a positive contribution to the Bloomsbury Conservation Area.

The applicant wishes to install a freestanding cast iron pergola, install a pond and increase the amount of hard standing.

The quantity of proposed hard standing was reduced during the course of the application. The existing plastic grass is to be replaced with natural grass. It is stated that, because the pergola is lightweight, it will not interfere with the trees' roots.

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

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 application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The BCAAC responded with no comment. 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 centered on the page.

Daniel Pope  
Chief Planning Officer