

18th November 2022

JS024

Description of Proposed Works

Energy Efficiency Works, Etc, at 24 John Street, WC1N 2BL

“Works to improve energy performance, including installation of PV array, 1 no. external condenser for combined heating and cooling system, secondary glazing, and MVHR to lower ground floor. Incidental works, and alterations to approved listed building consent 2022/2560/L, including erection of a rear boundary wall fence, internal joinery, conservation of existing windows, and removal of spotlights to kitchen.”

The purpose of this statement is to describe in simple terms the works proposed as part of this listed building consent application. The drawings and design and access statement provide further detail and justification.

This application is relatively simple and has been formulated to match approvals already granted on this street, or on this site. However, it is recognised that applications of this kind can be difficult to understand due to their fine grain nature. It is the intention of this document to comprehensively list the works proposed to aid the case officer in assessing the application.

The application comprises two elements.

1. A number of alterations in connection with **energy performance improvements**. These alterations have been carefully considered and refined over the course of a year to avoid and minimise any conflict with heritage significance.
2. A number of **amendments to the listed building consent 2022/2560/L**, granted 20th September 2022. These would typically be submitted as a non-material amendment, but as this regime does not exist for listed building consents they are included here.

The proposed works are listed below, split by the above categories.

ENERGY PERFORMANCE IMPROVEMENTS

Works	DWG Ref	Notes
Installation of PV array within valley roof.	P102	As approved 2022/0690/L & 2022/0240/P. 10-11 Doughty Street.
Installation of battery, in connection with PV array, to pavement vault.	P100	

Installation of 1x external condenser for ASHP and AC.	P102 P300	As approved 2021/3523/P & 2021/4102/L 79 Guilford Street
Heating/cooling vents added to bedrooms and study.	P101	To provide heating/cooling in connection with above.
Installation of 1x MVHR, basement only	P100	
Secondary glazing to historic windows.	P100-102	As approved 2021/3925/P & 2021/4813/L. 25 John Street (nextdoor).
Fineo glazing to non-historic doors, basement only	P100	
External roller blind to modern rear extension	P200 P300	To mitigate overheating – passive measure.
Fixed critall windows to modern extension made opening	P200 P300	To mitigate overheating – passive measure.
Draught-stripping and conservation of sash windows	P200	To reduce heat loss – passive measure. Windows to be repainted in heritage colour scheme – to enhance the significance of the listed building and conservation area.
Insulation to loft, between and over rafters.	P300	To reduce heat loss – passive measure. Loft itself to remain breathable and ventilated.

AMENDMENTS TO LBC APPROVAL 2022/2560/L

Works	DWG Ref	Notes
Joinery location and outline design amended	P100-101 P300	All first floor joinery is included. This is so that a new condition controlling design can replace 4(d) of the approval for 2022/2560/L.
New fence to rear boundary wall	P100 P300	Raising the solid wall has been abandoned due to risk of settlement.
New utilitarian boxing-in for services in 'Laundry', LGF.	P100	This arguably does not require permission.
Removal of spotlights and replacement with pendant in GF kitchen	P100	To enhance the significance of the listed building.