

Application ref: 2021/1515/L  
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**Development Management**  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**1-3 Great James Street & 54 Theobalds Road  
London  
WC1N 3DB**

Proposal:

Internal works associated with the change of use of the existing basement unit from storage/retail use to office and the change of use of part of the first floor from office to a 1 bedroom flat, plus external alterations to kiosk shopfront. addition of platform lift access, metal gate and replacement metal stairs in lightwell, and associated works.

Drawing Nos: PL\_01, PL\_02, PL\_03, PL\_04, PL\_05, PL\_06 Rev A, PL\_07, PL\_08, PL\_09, PL\_10 Rev A, PL\_11, PL\_12, PL\_13, Planning, Listed Building and Design & Access Statement

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:

PL\_01, PL\_02, PL\_03, PL\_04, PL\_05, PL\_06 Rev A, PL\_07, PL\_08, PL\_09, PL\_10 Rev A, PL\_11, PL\_12, PL\_13, Planning, Listed Building and Design & Access Statement

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 Reasons for granting consent:

#### External Design Works

The replacement of the non-original iron stairs from street level to the basement in the existing front lightwell is acceptable given the existing stair is very steep. A new cast iron stair and balustrades would match the existing and a condition to this effect is recommended. The existing vaults under the pavement are the principal external features of interest and would remain unaltered.

At basement level a new external door would be reinstated within an existing bricked up opening, while the existing opening is retained. Both basement level doors will comprise new half glazed timber panelled doors which is considered acceptable in design and conservation terms. Additionally, the existing windows and ventilation grille will be replaced with new double glazed sash windows to match upper level ones, which is also considered acceptable.

At ground floor level, minor works are proposed to the vacant kiosk shopfront including the removal of two fanlights, removal of redundant cash machine point, restoration of original render plinth, and new shopfront glazing to match the existing Café Nero shopfront.

#### Internal Design Works

At basement level, internal alterations involve the removal of some walls to allow for better use of the space as an office. Generally, these works are not considered harmful to the special interest of the listed building and are therefore considered acceptable.

At ground floor level, the creation of a retail kiosk would not result in any harm to the special interest of the listed building.

At first floor level, much of the original fabric has been previously altered and little of it remains. There are new air-conditioning units and modern suspended ceilings with down-lighters throughout and behind the modern ceilings no evidence of cornices or other interesting architectural features remains. Change of use of this space to a flat would require the installation of a new kitchen and bathroom. These alterations are reversible and would not adversely affect the building's special interest.

The first floors of Nos. 1 and 3 Great James Street have been laterally linked by the insertion of a single door. This application proposes to block up the opening which would reinstate the plan form, separating this internal link between the two buildings. There are no objections to this element of the proposal.

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 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 and the National Planning Policy Framework 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