



Architecture + Design

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To:
Camden Council

DISCHARGE OF CONDITION STATEMENT

Address: 15 GREAT JAMES STREET, LONDON, WC1N 3DP

Reference: 2021/3546/P

Date of Approval: 24 February 2022

Description:

Change of use of the building, including extensions as approved by planning permission ref 2019/3871/P dated 11.6.20 (for the excavation of basement extension and erection of part single-storey, part four-storey rear extension above; formation of roof terraces at first and main roof levels; erection of dormer roof extension and installation of 2 rooflights to rear roof slope), from business (Class E) to a single residential dwelling (Class C3), plus minor additional external amendments including additional rooflight at ground floor level and new windows to the rear courtyard

Condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans- P1012-15 EX00, P1012-15 EX01, P1012-15 EX02, P1012-15 EX03, P1012-15 EX04, P1012-15 EX05, P1012-15 EX08, P1012-15 EX09, P1012-15 PL101 (Rev D), P1012-15 PL102 (Rev B), P1012-15 PL103 (Rev B), P1012-15 PL104 (Rev B), P1012-15 PL105 (Rev B), P1012-15 PL106, P1012-15 PL108, P1012-15 PL109, Planning and Heritage Statement, Accessibility and Inclusivity Statement (9th July 2021), Design and Access Statement (13th July 2021), 15 Great James Street Bloomsbury Marketing History and Evidence Document

Introduction:

This is an application to alter Condition 2 of the above planning permission to change the plan numbers as follows:

1. Approved drawing P1012-15 PL108 Proposed Rear Elevation – with P1012 -15 PL108 Rev A
2. Approved drawing PL1012 PL109 Proposed Section CC – with P1012-15 PL109 Rev A

Reason for Minor Material Amendment:

The planning permission granted incorporated the implemented but not yet built former permission to extend the building full width and full height to the rear to match the built neighbour no.14 Great James Street. The finish to no.14 to the rear was glazed brick composite panels that were approved by condition.

Unfortunately a lot has changed geo-politically both locally and with the European Economic Zone since no.14 was extended; where the panels for no.14 were sourced and supplied from are no longer able to be supplied to the UK.

Alternative glazed brick panels have been sourced and not are a good match, which is not harmonious and is poor.

A different contrasting brick has been considered and this would create a busy distraction to the rear of the terrace which is fully visible and that is harmful to the conservation area, creating a patchwork effect.

For the benefit of the conservation area and the heritage asset the brick needs to be an exact match or something different, that is harmonious and does not draw attention to itself. London stock bricks have been considered and these are used at lower level, however it would again be harmful to the historic value of the heritage asset as this extension is modern and in stock

brick will not differentiate the extension from the host building. A lighter touch is required that makes the extension subservient and a lower order to the historic parent.

Render is proposed as the best solution, given that the glazed bricks are not available. Render will differentiate the extension from the host building, without creating a busy rear façade that clashes with its neighbours and is harmonious to the conservation area, being mute and material that is in keeping with the area.

The change is a minor material amendment and this application seeks this approval by replacing the two approved drawings (rear elevation and section) with amended drawings changing the rear extension from first to third floor to render. There is no harm to the heritage asset or conservation area.

PEEK Architecture and Design Ltd.