

Application ref: 2022/2996/P
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Date: 11 July 2023

Development Management
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Julian Harrap Architects
95 Kingsland Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
36-37 Great James Street
London
WC1N 3HB

Proposal: Removal of modern, shared rain water pipe and soil vent pipe to front facade of Nos.36 and 37 Great James Street. Proposed re-instatement of two separate rain water pipes and historically-appropriate lead hoppers to the respective ends of the front facades of each property.

Drawing Nos: 645a/AP01, 645a/PA02, 645a/PA03, 645a/PA04, 645a/PA05A, 645a/PA06, 645a/PA07, 645a/PA08, 645a/PA09A, Design & Access Statement (July 2022).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

645a/AP01, 645a/PA02, 645a/PA03, 645a/PA04, 645a/PA05A, 645a/PA06, 645a/PA07, 645a/PA08, 645a/PA09A, Design & Access Statement (July 2022).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises two Grade II* listed four-storey early Georgian townhouses raised on basements, located mid-terrace on the west side of Great James Street within the Bloomsbury Conservation Area. They are constructed from loadbearing brick with parapets and form a symmetrical pair within the wider terrace with adjacent entrance doors at the centre of the composition. Following World War II bomb damage, there was some rebuilding at roof level, which it is understood also involved reconfiguration of the rainwater goods on the front elevation of the properties.

The proposal to reinstate the original rainwater goods arrangement at both Nos 36 and 37, is considered supportable. Numerous neighbouring houses in the terrace either retain this original rainwater goods arrangement or have had it reinstated as part of refurbishment works in recent years. The current arrangement at Nos 36 and 37 detracts from the composition of their front façade, as it is not traditional to have a central shared downpipe directly above the front entrance doors. The situation is heightened at No 36 where the pipework angles around the door case and entrance bridge, before it enters the front lightwell. This arrangement is also less efficient for rainwater drainage and is liable to cause water ingress into the brickwork of the front elevation.

The proposal to install two separate downpipes at the junction of the front elevation with the two 'outer' party walls is therefore welcomed, as it not only streamlines the frontage of the two properties by decluttering their shared party wall and removing an unsightly downpipe arrangement above the entrance doors, but also provides a more efficient rainwater drainage system for both houses in line with the original design intentions of the terrace. The proposed layout and design are considered to be in keeping with the original designs and will help to better articulate the two townhouses within the wider terrace. Details of the proposed downpipes have been submitted and reviewed by the Conservation Officer and found to be acceptable.

It is also proposed to undertake localised brick repairs and cleaning following the removal of the existing central downpipe. A method statement outlining how these works will be undertaken to ensure there will be no harm caused to the surface of the historic brickwork have been submitted. The method statement was reviewed by the Conservation Officer and found to be acceptable.

Due to the relatively small scope of the proposed works, they are not considered to lead to any impact upon the amenities of neighbouring residents in terms of loss of privacy, light, or outlook.

No responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the

Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer