

Application ref: 2021/0854/L
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Date: 27 January 2022

Development Management
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Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**8 Great James Street
London
WC1N 3DF**

Proposal:

Extension of accommodation to fourth floor level with associated roof dormers at front and rear and internal refurbishment and external alterations

Drawing Nos: A0200, A0599, A0600, A0601, A0602, A0603, A0604, A0605, A0700, A0701, A0702, A0800, A0801, A0802, A1399, A1400, A1401, A1402, A1403, A1404 Rev A, A1405 Rev A, A1406 Rev A, A1500 Rev A, . A1501 Rev A, A1502 Rev A, A1600 Rev A, A1601 Rev A, A1602 Rev A, A1999, A2000, A2001, A2002, A2003 Rev B, A2004 Rev B, A2005 Rev B, A2006 Rev A, A2100 Rev B, A2101 Rev B, A2102 Rev B, A1600 Rev C, A1601 Rev C, A2200 Rev C, A2201 Rev C, A6900, Design and Access Statement, Photographic room survey, Planning Statement, Heritage 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 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.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- b) Samples and/or manufacturer's details of all new facing materials (Brick, windows, roof tiles, chimney, dormers) to be provided.

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.

- 4 Prior to the commencement of works, a method statement, including details of all internal works shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 Detailed floor plan and elevations of the ground floor courtyard proposed shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer