

Application ref: 2023/2132/L
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Date: 16 October 2023

Development Management
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10 Bloomsbury Way
London
WC1A 2SL

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: Variation to approved drawings of Listed Building Consent 2021/0854/L (dated 27/01/2022) for 'extension of accommodation to fourth floor level with associated roof dormers at front and rear and internal refurbishment and external alterations', namely for the relocation of dormer window, installation of two rooflights, alterations to roof pitch, and associated internal alterations.

Drawing Nos:

Superseded:

A1999 Rev A, A2001, A2003 Rev B, A2004 Rev B, A2005 Rev B, A2100 Rev B, A2101 Rev B

Proposed:

PL01, PL02 Rev D, PL03 Rev A, PL04 Rev D, PL05 Rev B, PL06, PL07, PL08, 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, A2002, A2006 Rev A, 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, Acoustic report, Sustainability Statement, Daylight and Sunlight Report, Draft CMP ProForma, Marketing letter Enc. Appendix 1 - 4.), Cover Letter

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

Conditions And Reasons:

- 1 The development hereby permitted must be begun by or before 27/01/2025.

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 drawings and documents:

PL01, PL02 Rev D, PL03 Rev A, PL04 Rev D, PL05 Rev B, PL06, PL07, PL08, 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, A2002, A2006 Rev A, 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, Acoustic report, Sustainability Statement, Daylight and Sunlight Report, Draft CMP ProForma, Marketing letter Enc. Appendix 1 - 4., Cover Letter

(Previously approved drawings and documents: 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, Acoustic report, Sustainability Statement, Daylight and Sunlight Report, Draft CMP ProForma, Marketing letter Enc. Appendix 1 - 4.)

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

- 3 The proposed works will follow the principals set out in the Method Statement approved under application (2023/2880/L) as part of Condition 4 of (2021/0854/L).

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

Informative(s):

- 1 Reasons for granting permission.

A scheme to refurbish the subject site was granted consent on 27/01/2022 under ref. 2021/0854/L. Works included the reconstruction on the fourth floor 'M' roof form with front and rear roof dormers and rooflights to provide attic level accommodation, as well as internal and external alterations that largely reinstate traditional features and planform. Works have not yet commenced, and the subject application seeks to amend the approved proposal.

The proposed amendments include reconfigurations of the planform with the addition of partitions and doorways, and changes to room functions. At roof level the right-hand dormer is proposed to be shifted 350mm to the right, two conservation rooflights added, and central slopes of the 'M' roof re-pitched.

The scope of the works has been amended during the course of the application to omit and amend harmful elements in order to better preserve the special interest of the Grade II* listed building. This included omitting the previously proposed WC and fitted joinery in the ground floor closet wing, and alterations to the internal joinery (door and cupboards), such that the original planform and fabric will now be retained and unaltered.

The proposed amendments are limited to the roof level and include shifting the right-hand dormer 350mm to the right, the installation of two conservation style rooflights, and re-pitching of the central slopes of the 'M' roof. The proposals will not cause the loss of pre-20th century fabric as the roof form is to be entirely reconstructed as per the previously approved scheme. The relocated position of the dormer will better align with the fenestration below. The rooflights are considered appropriate in scale and detail, discretely located, and are broadly in line with what has been permitted on neighbouring listed buildings. Re-pitching of the internal valley roof slopes will not pose harm to historic fabric and will maintain the traditional form of the roof. The external works will therefore not pose harm to the fabric or significance of the building.

A new opening is proposed to be created at basement level between the proposed boot room and utility room. The doorway is to be formed within a historic window opening that has been infilled. Evidence showing that this previously infilled opening exists has been provided, adequately demonstrating that the new doorway will not involve a substantial loss of historic fabric.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission 2021/0854/L dated 27/01/2022. In the context of the approved scheme, the proposed amendments are considered to be minor and would not raise any new issues or alter the substance of the approved scheme. Therefore, the proposals constitute a minor material amendment to the approved development.

The variations are considered appropriate in heritage and conservation terms would preserve the character and appearance of the host property and the Bloomsbury Conservation Area. The Bloomsbury CAAC have been consulted and has no objection to the proposal.

No objections were received prior to the determination of this application. The planning history of the site has been 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, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017, and with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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