

Application ref: 2021/5551/P
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Date: 18 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Phone: 020 7974 4444

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www.camden.gov.uk/planning

WSP
WSP
70 Chancery Lane
London
WC2A 1AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**29 Great James Street
London
WC1N 3EY**

Proposal:

Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and associated internal and external works

Drawing Nos: A010 Rev D, A020 Rev E, A021 Rev E, A022 Rev E, A023 Rev E, A024 Rev E, A026 Rev E, A027 Rev E, A028 Rev E, A030 Rev E, A031 Rev E, A032 Rev E, A033 Rev E, A040 Rev E, A041 Rev E, A042 Rev E, A043 Rev E, A044 Rev E, A045 Rev D, A047 Rev E, A048 Rev E, A050 Rev E, A051 Rev E, A052 Rev E, A053 Rev E, A100 Rev E, A101 Rev G, A102 Rev J, A103 Rev J, A104 Rev J, A106 Rev G, A200 Rev E, A201 Rev F, A203 Rev H, A204 Rev G, A205 Rev F, A206 Rev F, A300 Rev C, A301 Rev C, A302 Rev B, A400 Rev B, A500 Rev E, A900 Rev E, A901 Rev D, A902 Rev C, A903 Rev C, A904 Rev C, A905 Rev B, 221090 S110 Rev P1, 221037 S110 Rev P1, Heritage Appraisal October 2021, Planning Statement November 2021, Design and Access Statement, Farebrother Marketing report Nov 2021, Daylight and Sunlight Report, Structural Method Statement and Basement Impact Assessment, Energy and Sustainability Statement, Construction Management Plan.

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: A010 Rev D, A020 Rev E, A021 Rev E, A022 Rev E, A023 Rev E, A024 Rev E, A026 Rev E, A027 Rev E, A028 Rev E, A030 Rev E, A031 Rev E, A032 Rev E, A033 Rev E, A040 Rev E, A041 Rev E, A042 Rev E, A043 Rev E, A044 Rev E, A045 Rev D, A047 Rev E, A048 Rev E, A050 Rev E, A051 Rev E, A052 Rev E, A053 Rev E, A100 Rev E, A101 Rev G, A102 Rev J, A103 Rev J, A104 Rev J, A106 Rev G, A200 Rev E, A201 Rev F, A203 Rev H, A204 Rev G, A205 Rev F, A206 Rev F, A300 Rev C, A301 Rev C, A302 Rev B, A400 Rev B, A500 Rev E, A900 Rev E, A901 Rev D, A902 Rev C, A903 Rev C, A904 Rev C, A905 Rev B, 221090 S110 Rev P1, 221037 S110 Rev P1, Heritage Appraisal October 2021, Planning Statement November 2021, Design and Access Statement, Farebrother Marketing report Nov 2021, Daylight and Sunlight Report, Structural Method Statement and Basement Impact Assessment, Energy and Sustainability Statement, Construction Management Plan.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the occupation of the development, a detailed plan of the proposed secure covered cycle storage to house two cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with

Informative(s):

- 1 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).
- 2 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.
- 3 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.

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 - 1) As the building dates to pre-2000, an asbestos survey should be undertaken prior to the redevelopment commencing should an up to date asbestos register not be present;
 - 2) Consider undertaking an unexploded Ordinance (UXO) Risk Assessment in light of bomb damage which occurred in close vicinity to the site; and
 - 3) Should any visual and/or evidence of contamination be identified during the groundworks then the works should cease and the Local Authorities' Land Contamination Team should be contacted for guidance.

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-planning-decision.](https://www.gov.uk/appeal-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 centered on a light gray rectangular background.

Daniel Pope
Chief Planning Officer