

Application ref: 2024/0484/L
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MSA Ltd.
Make Space Studios
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**5 Great James Street
London
Camden
WC1N 3DB**

Proposal:

Internal alterations to second floor flat arrangement and replacement of windows to first and second floor rear elevation.

Drawing Nos: 177C - 210, Location Plan, 177C - 700, 177C - 220, 177C-D01-HIA-240108- Historic Impact Assessment, 177C-D01-DAS-240108- Design and Access Statement, 177C - 200, 177C-701A, Pipes and servicing email.

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

177C - 210, Location Plan, 177C - 700, 177C - 220, 177C-D01-HIA-240108- Historic Impact Assessment, 177C-D01-DAS-240108- Design and Access Statement, 177C - 200, 177C-701A, Pipes and servicing email.

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 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.

- 4 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:

Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

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 5 Great James Street is a grade II* listed building within the Bloomsbury conservation area. The building forms part of a terrace of 14 houses constructed in 1720-24 for J Metcalf. It is set over four floors with an additional basement, with three bays per floor. The elevations are of multi coloured stocks bricks, the windows 6/6 timber sashes and the roof is slate. Inside, the panelling survives.

The building has previously been subdivided into flats. The partitions create some awkward spaces. The application seeks to rationalise the divisions to create an improved living arrangement and to better reveal historic features.

At second floor level a partition within the front room, which is currently located across a window, is moved slightly in order to create two usable spaces and to prevent the obstruction of the window. Partitions within the closet wing are also rationalised creating a more coherent space for the bathroom and kitchen.

Windows within the closet wing at both first and second floor are replaced - neither window is historic.

New radiators are installed at first and second floor. The servicing runs

between the floor joists ensuring there is no impact on historic fabric.

The proposed works will not harm the special interest of the grade-II*-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England have also been consulted and have declined to comment. This has been authorised by the Secretary of State. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 2 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



Daniel Pope
Chief Planning Officer