

Application ref: 2023/2478/P  
Contact: Ewan Campbell  
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Date: 8 May 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444

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Peek Architecture Ltd  
12-13 Poland Street  
Noland House, Second Floor  
London  
W1F 8QB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:  
**15 Great James Street**  
**London**  
**Camden**  
**WC1N 3DP**

Proposal:

Variation of condition 2 (Approved Plans) of planning permission 2021/3546/P dated 24/02/2023 for Change of use of the building, including extensions as approved by planning permission ref 2019/3871/P dated 11.6.20 (for the excavation of basement extension and erection of part single-storey, part four-storey rear extension above; formation of roof terraces at first and main roof levels; erection of dormer roof extension and installation of 2 rooflights to rear roofslope), from business (Class E) to a single residential dwelling (Class C3), plus minor additional external amendments including additional rooflight at ground floor level and new windows to the rear courtyard. **CHANGES** namely include using london stock brick slips

Drawing Nos: Superseded Drawings: P1012-15 PL108, P1012-15 PL109

Proposed Drawings: P1012-15 EX00, P1012-15 EX01, P1012-15 EX02, P1012-15 EX03, P1012-15 EX04, P1012-15 EX05, P1012-15 EX08, P1012-15 EX09, P1012-15 PL101 (Rev D), P1012-15 PL102 (Rev B), P1012-15 PL103 (Rev B), P1012-15 PL104 (Rev B), P1012-15 PL105 (Rev B), P1012-15 PL106, P1012-15 PL108 (Rev B), P1012-15 PL109 (Rev B), Planning and Heritage Statement, Accessibility and Inclusivity Statement (9th July 2021), Design and Access Statement (13th July 2021), 15 Great James Street Bloomsbury Marketing History and Evidence Document

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 the original permission granted on 24/02/2022 under reference 2021/3546/P

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- P1012-15 EX00, P1012-15 EX01, P1012-15 EX02, P1012-15 EX03, P1012-15 EX04, P1012-15 EX05, P1012-15 EX08, P1012-15 EX09, P1012-15 PL101 (Rev D), P1012-15 PL102 (Rev B), P1012-15 PL103 (Rev B), P1012-15 PL104 (Rev B), P1012-15 PL105 (Rev B), P1012-15 PL106, P1012-15 PL108 (Rev B), P1012-15 PL109 (Rev B), Planning and Heritage Statement, Accessibility and Inclusivity Statement (9th July 2021), Design and Access Statement (13th July 2021), 15 Great James Street Bloomsbury Marketing History and Evidence Document

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.

- 4 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment ref J4001-S-RP-002 Rev02 S9 (Webb Yates Engineers Ltd) hereby approved, including but not limited to the monitoring requirements therein and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall use Webb Yates Engineers Ltd as the chartered engineer appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration, in accordance with the details approved on 30.9.21 under ref 2021/3581/P.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The secure and covered cycle storage area for 4 cycles, as shown on the plans hereby approved, shall be provided in its entirety prior to first occupation of the new unit 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed amendments include changing the rear façade materials to brick slips. The bricks will be London stock and have a Flemish bond. The principle of the development and its design has been established under planning permission reference 2021/3546/P dated 24/02/2023.

In terms of design the alteration is minor, the move from white brick slips to London stock brick slips does not significantly impact the character of the building or area. Therefore the proposed change is acceptable. .

The proposed amendments are not considered to introduce new amenity impacts by way of loss of outlook, daylight or privacy.

Special attention has been paid to 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.

No objections have been received prior to making this decision.

The Bloomsbury CAAC have been consulted and not commented on the proposal. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H1, H6, H7, E2, D1, D2, A1, A5, T1 and T2 of the Camden Local Plan 2017. The proposed development also accords with 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 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](http://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.

- 4 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.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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>.

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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer