

Application ref: 2024/1433/P
Contact: Alan Wito
Tel: 020 7974 6392
Email: Alan.Wito@camden.gov.uk
Date: 15 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Donald Insall Associates
12 Devonshire Street
London
W1G 7AB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**30 Great James Street
London
Camden
WC1N 3EY**

Proposal:

Installation of 2 security cameras to rear elevation.

Drawing Nos: Site Location Plan TQRQM24100092618533; 1022 Rev P02; 1300 Rev P02; 1302 Rev P02; 1303 Rev P02; 1304 Rev P02; 1306 Rev P02; 1308 Rev P02; 1309 Rev P02; 1310 Rev P02; 1311 Rev P02; 1312 Rev P01; 1313 Rev P01; 2022 Rev P02; 2300 Rev P02; 2302 Rev P02; 2303 Rev P02; 2304 Rev P02; 2306 Rev P02; 2308 Rev P02; 2309 Rev P02; 2310 Rev P02; 2311 Rev P02; 2312 Rev P01; 2313 Rev P01; GJS30.01-DIA-XX-XX-SK-A-8200;

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:

Site Location Plan TQRQM24100092618533; 1022 Rev P02; 1300 Rev P02; 1302 Rev P02; 1303 Rev P02; 1304 Rev P02; 1306 Rev P02; 1308 Rev P02; 1309 Rev P02; 1310 Rev P02; 1311 Rev P02; 1312 Rev P01; 1313 Rev P01; 2022 Rev P02; 2300 Rev P02; 2302 Rev P02; 2303 Rev P02; 2304 Rev P02; 2306 Rev P02; 2308 Rev P02; 2309 Rev P02; 2310 Rev P02; 2311 Rev P02; 2312 Rev P01; 2313 Rev P01; GJS30.01-DIA-XX-XX-SK-A-8200;

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 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The application building is one of a terrace of fourteen Grade II* listed town houses dating from 1720-24. The special interest of the building is partly derived from the facades including its architectural design and elevational hierarchy, as well as to the wider composition Great James Street.

The site lies in Bloomsbury Conservation Area. Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area.

Externally the only change is the installation of two CCTV cameras on the rear elevation. The cameras are small in size and located on a plainer part of the building. The rear of the building is largely not overlooked and therefore, due to their size and location, the cameras will not have a harmful impact on the listed building, the setting of adjoining listed buildings or the character and appearance of the conservation area.

Public consultation was undertaken for this application by means of a press notice and a site notice, but no responses were received. Bloomsbury CAAC was consulted but no response was received.

The site's planning history was taken into account when arriving at this decision.

The proposals preserve the character and appearance of the conservation

area and the setting of adjoining listed buildings. As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and policies D4 and D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and setting of the adjoining listed buildings, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 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 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).
- 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer