

Application ref: 2024/2167/L  
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**Development Management**  
Regeneration and Planning  
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Donald Insall Associates  
12 Devonshire Street  
London  
W1G 7AB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

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

Proposal:

Installation of 2 security cameras to rear elevation, replacement fireplaces and internal alterations to second floor associated with creation of new bathroom.

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 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:

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: 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 When the approved fireplace for the second floor master bedroom (shown on plan 2304 Rev P02) is removed from the building it shall be replaced with a fireplace to match the existing (shown on plan 1304 Rev P02).

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.

- 5 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:

a) Typical section drawing of proposed new flooring at a scale of 1:2 showing relationship with existing floorboards and skirting.

b) Typical section drawing showing relationship of proposed second floor bathroom units to existing panelling.

c) Details of service runs for all new bathroom, demonstrating the relationship of new pipework with the structure of the building.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 Reasons for granting listed building consent:

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. However, the internal plan form, historic fabric and features are also of both architectural and historic interest in demonstrating domestic living arrangements from the early eighteenth century.

Internally the works seek to replace four fireplaces which are modern, having been installed after consent was granted in 2019 for their installation. The proposed fireplaces are appropriate for the age and style of the property. One fireplace is a family heirloom of the current owner and will be removed when they leave the property. To ensure that an appropriate fireplace remains in the property after this, a condition has been attached requiring the reinstatement of a fireplace to match the existing.

The second floor rear room will be converted to a bathroom which will involve the removal of modern built in furniture and flooring. When the property was converted back to a house from offices, a bathroom was permitted in this location but not implemented. All fittings will be freestanding and independent of historic panelling.

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 proposed works will preserve the special interest of the listed building.

Public consultation was undertaken for this application by means of a press notice and a site notice, but no responses were received. Bloomsbury CAAC and Historic England were also consulted. Historic England authorised the application to be determined as is seen fit by the local authority.

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

Special regard has been attached to the desirability of preserving the listed building 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 (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy 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.

- 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.
- 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.

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