

Application ref: 2024/3685/L
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Donald Insall Associates
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
30 Great James Street
London
WC1N 3EY

Proposal:
Details to discharge Condition 5a (new flooring) of listed building consent 2022/2167/L dated 15/7/24 for 'Installation of 2 security cameras to rear elevation, replacement fireplaces and internal alterations to second floor associated with creation of new bathroom.'

Drawing Nos: 2402 Rev P01; 3700 Rev P01; 3701 Rev P01; 3702 Rev P01; 3703 Rev P01; 3704 Rev P01; 3705 Rev P01;

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 Reasons for approval of details (listed building):

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.

Condition 5a) of listed building consent 2024/2167/L required the submission of the following details:

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

The second floor room is approved to be a bathroom, with the existing modern flooring removed and new tiles put down. The submitted section details show that the new flooring will sit on existing modern underfloor heating and will not undercut any historic skirtings, which will be retained intact. Any skirtings that are replaced are modern and therefore no historic fabric is harmed by the proposals.

The submitted information is sufficient to meet the requirements of condition 5a). The proposed works will cause no harm to the special interest of the listed building.

Public consultation was undertaken for this application by means of a press notice and a site notice. Bloomsbury CAAC was also consulted. No responses were received.

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 2023.

- 2 You are reminded that condition 5b) (bathroom units) and c) (service runs) of listed building consent granted on 15/7/24 (2024/2167/L) are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer