

The Heritage Practice

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Regeneration and Planning
London Borough of Camden
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London Borough of Camden
5 Pancras Square
N1C 4AG

07 February 2025

Planning portal
Reference: PP-13754248

Dear Sir / Madam

38, Great James Street, London, WC1N 3HB

We write on behalf of the owners of the above property (hereafter referred to as "the applicant") to submit a Householder and Listed Building Consent application to the London Borough of Camden.

This application is submitted for minor internal and external alterations to 38, Great James Street, London, WC1N 3HB (hereby referred to as the 'the site').

The Site

The site comprises a dwelling house (C3) located on the west side of Great James street, close to the junction with Theobalds Road. The building comprises a 4 storeys and basement Georgian townhouses which are grade II listed. It forms part of the terrace with Nos.26-37, 38, 39 & 40 (Consecutive). The site is also located within the Bloomsbury Conservation Area.

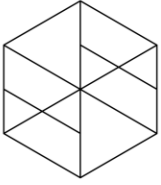
The Proposal

The description of development for these proposals ("the Proposed Development") is as follows:

"Internal and external works including new ground floor extension, provision of air source heat pumps, replacement vacuum glazing and associated works to grade II listed dwelling"

The principal elements of the design proposals consist of:

- The removal of the modern closet three storey closet wing to better reveal the staircase;
- New ground floor rear extension with associated balustrades, privacy screens and access stair;
- Partial infill of the lower ground floor rear courtyard to provide access to the vaults;
- Opening of lower ground floor rear garden vaults;
- Creation of one additional bathroom and bedroom on the 3rd floor through addition of new partitions;
- Replacement of access stair enclosure at 4th floor level roof terrace with replacement decking and balustrades;
- Installation of 2 no. Air Source Heat Pumps at 4th floor roof level;
- Minor internal reconfiguration of the interior of the house.



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Sustainability

The project aims to improve the building's environmental performance through a combination of repairs and enhancements.

The non-original windows will be repaired with the glazing replaced with Vacuum glass to improve the building's thermal envelope, reducing heat loss in winter.

New building elements will be of higher performance and conform with contemporary Building Regulations. These new parts will not only reduce the load on the historic elements but also improve the building's overall environmental performance.

New, efficient mechanical and electrical services will be installed, providing better performance and efficiency than existing. The new systems will incorporate energy-saving measures and be tailored to the specific needs of the house, improving responsiveness and adaptiveness.

Submission documents

This Application comprises the following documentation:

1. This Cover Letter, prepared by The Heritage Practice Ltd;
2. Completed Application Form, prepared by The Heritage Practice Ltd;
3. Site Location Plan;
4. Existing / Demolition Application Drawings, prepared by Vaidas Vileikis Architect RIBA ARB;
5. Proposed Application Drawings, prepared by Vaidas Vileikis Architect RIBA ARB;
6. Design and Access Statement, prepared by Vaidas Vileikis Architect RIBA ARB;
7. Heritage Statement, prepared by The Heritage Practice Ltd;
8. Services Drawings by Judd Consulting (uk) Ltd;
9. Plant Noise Assessment prepared by ALN Acoustic Design Ltd;

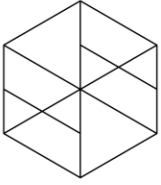
Application Procedure

The application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2012 (Statutory Instrument No. 472) (as updated).

This fee amounting to £258.00, is based upon the creation of a single dwellinghouse and will be paid by The Heritage Practice Ltd through the Planning Portal (plus the associated Service Charge).

We would be grateful if LB Camden could confirm that our Application is complete and will be validated shortly.

We trust that the submission provides you with all the necessary information to validate this application.



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Conclusion

The proposed development at The Site, comprises alterations and refurbishments to the Grade II listed building, has been thoroughly evaluated against relevant policies and guidance, considering its impact on heritage, neighbouring amenity, and sustainability.

In terms of heritage, the proposals have undergone extensive historic fabric analysis, with the support and collaboration with The Heritage Practice. The Heritage Impact Assessment concludes that the proposed works will not harm the fabric or setting of the listed building or the surrounding Conservation Area. The external works to the main house are designed to enhance the character of the listed building, while the interior refurbishment preserves its spatial quality, historic layout and fabric. The proposed infill extensions, in combination with the removal of the closet wing, will enhance the setting of the listed building, restoring the appreciation and rear façade and staircase. These proposals align with Camden's policy on heritage assets, ensuring the preservation and enhancement of the borough's cultural heritage.

Regarding neighbouring amenity, the primary components relate to the new rear roof terrace and access at ground floor level. These have been designed to minimise impact on adjoining residential amenity in line with existing and approved permission on the street recently.

It has been established that by housing the heat pump within a suitable acoustic enclosure, the resultant plant noise rating level will be at least 10dB lower than the representative background noise level. This would meet the London Borough of Camden planning policy requirement and is indicative of a low impact when assessed according to BS4142:2014.

The proposed scheme aligns with relevant policies and guidance, ensuring the preservation of the listed building, its setting, and the character of the conservation area, while also safeguarding the living conditions of neighbouring occupiers and enhancing biodiversity in the borough.

We trust that the submission provides you with all the necessary information to validate this application. Should you have any queries in the meantime, please contact info@theheritagepractice.com.

Yours faithfully,

The Heritage Practice