

Application ref: 2024/5452/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 Conditions 5b (bathroom units) and 5c (service runs) of listed building consent ref 2024/2167/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: 2022 Rev P04; 2308 Rev P04; 2309 Rev P04; 2310 Rev P04; 2311 Rev P04; 2312 Rev P03; 3310 Rev P01; 3311 Rev P01; 3312 Rev P01; 3313 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 granting 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 of Great James Street. However, the internal plan form, historic fabric and features are also of architectural and historic interest in demonstrating domestic living arrangements from the early eighteenth century.

Condition 5b) of listed building consent 2024/2167/L requires the submission of the following:

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

The submitted details show that all bathroom cabinets and units will be fixed in a way that leaves the existing panelling largely untouched, except for a small number of screw fixings. Therefore the impact of the units will be reversible and will cause minimal damage to the historic fabric.

Condition 5c) requires the following:

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

Services will be run under the floorboards using existing services runs. An additional service run is necessary which will require some notching to the floor joists; this will not be visible and will result in the loss of a minimal amount of historic fabric.

As such, 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. 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 2024.

- 2 You are advised that all conditions relating to listed building consent granted on 15/7/24 (2024/2167/L) which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 on a light grey rectangular background.

Daniel Pope
Chief Planning Officer