

Delegated Report		Analysis sheet		Expiry Date:		03/02/2012	
		N/A / attached		Consultation Expiry Date:		26/01/2012	
Officer				Application Number(s)			
Charles Rose				2011/6225/L			
Application Address				Drawing Numbers			
11 Great James Street London WC1N 3DP				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of panelling (Condition 3b) pursuant to listed building consent dated 05/04/2011 (ref: 2010/6707/L) for (the retention of and alterations to existing part single, part two storey rear extension; replacement of existing brick link with glazed link; replacement of existing glazed roof area and installation of 2 rooflights at number 11).							
Recommendation(s):		Approve details					
Application Type:		Approval of Details (Listed Building)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press and Site notice: No Response English Heritage: These submitted details are considered satisfactory to meet the requirements of the condition.					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

Grade II* listed early C18 terraced townhouse with fine panelled interior and grand staircase with turned balusters. The site is located on the east side of Great James Street within the Bloomsbury CA

Relevant History

December 1968 pp granted for erection of a two-storey addition at the rear of Nos. 11-12, Great James Street, Camden.

July 1969 lbc granted for alterations to internal partitions and walls.

October 1998 lbc granted for internal alterations, including replacement of lead downpipe with smaller diameter lead pipe.

March 2009 – PP Granted - Change of use and works of conversion from office use (Class B1) to residential use (Class C3) to provide two single family dwelling houses, including new part single, part two storey rear extension and balcony at first floor level; ref. 2008/1141/P

March 2009 – LBC Granted –Internal and external alterations in connection with the change of use and works of conversion from office use (Class B1) to residential use (Class C3) to provide two single family dwelling houses, including new part single, part two storey rear extension and balcony at first floor level; ref. 2008/1143/L

05/04/2011 GRANTED - Revision to listed building consent (ref: 2008/1143/L) granted on 31/03/2009 for internal and external alterations in connection with the change of use and works of conversion from office use (Class B1) to residential use (Class C3) to provide two single family dwelling houses, including new part single, part two storey rear extension and balcony at first floor level. Revision comprises the retention of and alterations to existing part single, part two storey rear extension; replacement of existing brick link with glazed link; replacement of existing glazed roof area and installation of 2 rooflights at number 11 . 11 - 12 Great James Street (ref: 2010/6707/L).

Relevant policies

LDF Core Strategy and Development Policies

CS14

DP25

Assessment

Consent is sought to discharge details of the panelling pursuant to Condition 3b of listed building consent dated 05/04/2011 (ref: 2010/6707/L) for (the retention of and alterations to existing part single, part two storey rear extension; replacement of existing brick link with glazed link; replacement of existing glazed roof area and installation of 2 rooflights at number 11).

The works have been completed and checked on site on the 20th January 2012. Areas of panelling which were damaged or missing, such as the lateral opening with no. 10 at ground floor level have been sensitively repaired and reinstated to match the existing original adjoining panelling.

New panelling has also been installed above existing dado level panelling on the 2nd half landing and 3rd floor. It is unlikely that this would have been panelled originally. However the work is localised to the staircase and has been completed to a high standard. The works impact upon the original hierarchy but conversely the installation of the panelling at this level acknowledges the greater value placed upon the use of the upper floor as bedroom accommodation and do not harm the special character of the building. In this regard it is recommended the Council takes a pragmatic view of the works which I do not consider expedient to refuse or force the applicants to remove. This is a record that the panelling is modern but matches the adjoining panelling on the 2nd floor.

In this regard I consider the works to be acceptable and recommend the application be discharged.

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