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Application Ref: **2011/0357/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

23 March 2011

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
**12 Great James Street
London
WC1N 3DP**

Proposal:

Amendments 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 to provide two single family dwelling houses), including various internal and external alterations, amendment to entrance stairs and porch at basement level; reinstatement of an original window to lower ground floor and courtyard at rear ground floor level; demolition of extension and reinstatement of courtyard at rear ground floor level, erection of new single-storey extension with first floor balcony over; erection of new roof access structure, slate screen and handrails in association with new roof terrace

Drawing Nos: 423/LOC P1; Existing - 423/101 P1; 105 P1; 119 P1; 103 P1; 121 P1; 111 P1; 107 P1; 113 P1; 115 P1; 117 P1; 109 P1; Approved - 423/204; 203; 102 P2; 106 P1; 120 P1; 104 P1; 122 P2; 112 P1; 108 P1; 114 P1; 116 P1; 118 P1; Site P1; 110 P1. Proposed- 0039_000_GAP_A rev A; 100_GAP_A rev A; 200_GAP_A rev A; 300_GAP_A rev A; 400_GAP_A rev A; 500_GAP_A rev A; ELEV_A rev A; SECT1_A rev A; SECT2_A rev A; SECT3_A rev A; DT_A rev A; 103_DT_A rev A; 104_DT_A rev A.



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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Detailed method statement for dismantling and reconstruction, finishes and materials of relocated and new timber panelled screen between front and rear ground floor rooms.

b) Detailed sections showing fixings, construction and drawings of configuration of doors as informed by the annotated drawings 0039 103 DT A and 104 DTA submitted by email on 10.3.2011.

c) Drawing and detail of junctions, construction and materials for new front roof pitch.

d) Details of new front stair to basement, showing fixings, appearance, materials and position.

e) Details of service runs/conduits for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building, plus elevations and details of false walls for fixing new cabinets/tiling showing relationship to cornices etc.

f) Details of any proposed lighting scheme.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies..

- 7 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, cameras, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

- 2 In relation to condition 3b above, you are advised that all new doors should conform to the existing proportions, finish and profile of the adjacent original panelling.

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