

**2014/4168/P and 2014/4179/L – 32 AND 33 GREAT JAMES STREET**



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Aerial view from east (Courtesy Bing Live Maps)



Aerial view from west (Courtesy Bing Live Maps)





03. 32 Great James Street - Second Floor



04. 32 Great James Street - Second Floor

<b>Delegated Report</b>  <b>(Members' Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>03/07/2014</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	29/07/2014
<b>Officer</b>			<b>Application Number(s)</b>		
Neil Quinn			1. 2014/4168/P 2. 2014/4179/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
32 & 33 Great James Street London WC1N 3HB			Refer to decision notices		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
1. Change of use from office (Class B1) to 4 x 1-bed self-contained flats (Class C3) at ground and 1st floor levels of No.33 and 2nd and 3rd floor levels of No.32 2. Internal alterations in connection with the change of use from office (Class B1) to 4 x 1-bed self-contained flats (Class C3) at ground and 1st floor levels of No.33 and 2nd and 3rd floor levels of No.32					
<b>Recommendation(s):</b>		1. Grant conditional permission subject to S106 legal agreement 2. Grant conditional listed building consent			
<b>Application Type:</b>		1. Full Planning Permission 2. Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	02	No. of objections	02
			No. electronic	00		
Summary of consultation responses:	<p><u>English Heritage</u> has confirmed that the application should be determined in accordance with national and local policy guidance and on the basis of specialist conservation advice.</p> <p>2 letters of objection from the <u>occupiers of Nos. 9 and 28 Great James Street</u> on the following grounds:</p> <p><u>Land Use:</u></p> <ul style="list-style-type: none"><li>Camden’s policy is to convert properties back to family homes, not adding 4 x 1 bed flats – this does not support the community / local area, and will begin to destroy the nature of the street;</li><li>Creation of 1-bed flats creates ‘bedsit’ feel, completely at odds with aesthetic of one of London’s finest streets – creates undesirable precedent for future conversions in the street;</li></ul> <p><u>Highways:</u></p> <ul style="list-style-type: none"><li>Proposal will add to existing parking issues on the street;</li></ul> <p><u>Noise/Amenity:</u></p> <ul style="list-style-type: none"><li>Many times there has been noise issues in the street, at all times it has been from the rented 1 bed flats;</li><li>Alarm issues has been from GMS owned buildings in the street GMS has already converted the property without planning permission;</li><li>Concerns that ventilation from ground floor kitchens will just involve opening windows.</li></ul> <p><u>Other issues:</u></p> <ul style="list-style-type: none"><li>Works have already taken place to convert to 1-bed properties in both 32 and 33 without planning permission and listed building consent.</li></ul> <p>Site notice: 27/06/14 to 19/07/14 Press notice: 03/07/14 to 24/07/14</p>					
CAAC/Local groups’ comments:	<p>Comment from <b>Bloomsbury CAAC</b>: would like to make a site visit before commenting properly on proposals.</p> <p><u>Officer comments:</u> <i>Emails sent to Bloomsbury CAAC requesting update on when site visit would be made – no response received to these.</i></p>					

## Site Description

The application site is located on the western side of Great James Street, north of Theobald's Road. The site comprises a pair of grade II\* listed early Georgian 4-storey townhouses, c.1720-1724, both which have been extended at lower and upper ground floor level into the original rear courtyard. The terrace, of which the application site forms part of, is constructed of load bearing masonry in brown brick with decorative Stucco to the front elevation facing Great James Street. The roof is of slate tiles and all windows are white painted sash. There are cast iron railings along the front façade forming a guarding to the existing front area to the basement level with torch flambé finals at each entrance.

Number 32 & 33 are occupied as a single unit within Use Class B1a (Offices). The surrounding area is characterised by similar 4-storey listed townhouses, mostly in office (B1a) and residential (C3) use.

As stated above, the properties are grade II\* listed. They also lie within the Bloomsbury Conservation Area, Central London area and an Archaeological priority area.

## Relevant History

**04/09/2012** Planning permission and listed building consent granted for erection of two storey rear infill extension and associated alterations to internal layout, following the demolition of existing part one/part two storey rear extension to offices (Class B1a). ref: **2012/3602/P & 2012/3629/L**

**06/06/2013** Planning permission and listed building consent granted for alterations to roof and position of roof lights and internal changes to vault partitions during the course of construction of application dated 04/09/2012 (ref:2012/3629/L); for the erection of two storey rear infill extension and associated alterations to internal layout, following the demolition of existing part one/part two storey rear extension to offices (Class B1a). **2013/1348/P & 2013/2028/L**

## Relevant policies

### LDF Core Strategy and Development Policies

#### LDF Core Strategy

- CS1 ('Managing the distribution of growth')
- CS5 ('Managing the impact of growth and development')
- CS6 ('Providing quality homes')
- CS11 ('Promoting sustainable and efficient travel')
- CS13 ('Tackling climate change through promoting higher environmental standards')
- CS14 ('Promoting high quality places and conserving our heritage')

#### LDF Development Policies

- DP2 ('Making full use of Camden's capacity for housing')
- DP5 ('Homes of different sizes')
- DP6 ('Lifetime Homes')
- DP17 ('Walking, cycling and public transport')
- DP13 ('Employment sites and premises')
- DP18 ('Parking standards and limiting the availability of car parking')
- DP22 ('Promoting sustainable design and construction')
- DP24 ('Securing high quality design').
- DP25 ('Conserving Camden's heritage')
- DP26 ('Managing the impact of development on occupiers and neighbours')

### Camden Planning Guidance

- CPG1 (Design)
- CPG2 (Housing)
- CPG5 (Town Centres, Retail and Employment)
- CPG6 (Amenity)
- CPG7 (Transport)

### Bloomsbury Conservation Area Statement (1999)

#### London Plan, 2011

#### NPPF, 2012

## Assessment

### 1.0 Proposal

1.1 The proposal involves the conversion of the remaining office spaces (Class B1a) at ground and first floor levels of No. 33, and the second and third floors of No. 32, as four self-contained 1-bed flats (Class C3); listed building consent is sought for the associated internal alterations.

1.2 The proposed unit sizes would be 40 sqm, 45 sqm, 47 sqm and 60 sqm respectively.

1.3 The principal considerations in this case are the following:

- The loss of office floorspace and the principle of residential use;
- The impact of the internal alterations on the special character of the Grade II\* listed building;
- The acceptability of the residential mix and standard of proposed accommodation;
- The impact of the proposals on the amenity of neighbouring occupiers;
- Highways / parking issues;
- CIL / other issues.

### 2.0 Considerations

#### 2.1 The loss of office floor space

2.2 Policies CS8 and DP13 seek to safeguard existing business premises which are suitable for continued business use throughout the Borough. Changes of use may only be allowed in circumstances where:

- (a) it can be demonstrated that the site is no longer suitable for existing business use; and
- (b) there is evidence that the possibility of retaining, reusing or redeveloping the site for similar or alternative business use has been fully explored over an appropriate period of time.

2.3 CPG5 adds clarification as to the circumstances where a change of use from offices would be acceptable. This states that a change of use may be allowed in the case of older office premises since it is expected that new office accommodation coming on stream during the plan period will meet projected demand.

2.4 The guidance (para 6.4) goes on to list various criteria to be taken into account when assessing applications for a change of use from B1 to a non-business use. These include factors such as the age and condition of premises; whether there are existing tenants in the building; location and whether there is evidence of demand. In addition, marketing information may be requested if it is considered difficult to make an assessment based on the above criteria alone.

2.5 In addition to these policies and guidance, a material consideration for the determination of this application is the Camden Business Premises Study which was carried out by Roger Tym and Partners in March 2011. This report identifies that there is no quantitative shortage of office floorspace in the Borough, with enough office development to meet the long term demand, and in the short term, there are no indications that the market is undersupplied. However, sufficient justification for the proposed loss of offices is required on the basis that once the development has been built out, it is highly unlikely to return to commercial use in the future.

2.6 In the absence of any marketing information, the applicant has submitted a supporting statement which assesses the proposals in terms of the requirements of policy DP13. This states that Nos. 32 and 33 were originally constructed in 1720 as single family dwellings and were converted to office use by GMS Estates in 1925. They would not satisfy any of the criteria set out at paragraph 13.3 of DP13 and paragraph 6.4 of CPG5. Further, with reference to paragraph 6.12 of CPG5, the building would clearly fall within 'Category 3' and could only reasonably be considered for office use when measured against these various criteria.

2.7 Additionally, the buildings are Grade II\* listed and the potential for an alternative business use needs to be considered in this context. They could clearly not be utilised for a light industrial or warehouse use without significant harm to this heritage asset. Office use is the only realistic employment use and would require significant alteration to bring the building up to a modern standard, and it is recognised that this would compromise the special character of these listed buildings.

2.8 The Bloomsbury Conservation Area Appraisal encourages the owners of listed buildings to keep them occupied and in an appropriate use. To this end '*...the most appropriate use will be to retain the listed building in its original use.*' (paragraph 5.18)

2.9 The most relevant and recent example is the conversion of number 31, in respect of which planning permission was granted for a change of use from office to a single dwelling in September 2013 (ref. 2013/3492/P). There are also earlier examples at numbers 10, 11-12 and 37.

#### *2.10 Summary*

2.11 Policy DP13 seeks to prevent the loss of employment space but a clear distinction is made between office and other types of business uses. It has been recognised that there is no shortage of office space in the Borough and that sufficient provision has been made for current and long term needs. As a consequence, DP13 provides for the change of use from offices to residential use where the former is the only suitable business use. The issues are the same now as they were when the neighbouring dwelling was approved and this sets a strong precedent for the proposals in respect of the current application site.

2.12 DP13 and CPG5 provide detailed physical and locational criteria for assessing a site's suitability for employment use. The focus is clearly on the retention of those sites and buildings that offer the scope for the widest range of potential business uses. Nos. 32 and 33 clearly do not satisfy these tests and the building is not suitable for business use other than office.

2.13 The permission granted in September 2012 for a two storey rear infill extension to be used for office space has now been implemented, and this modern open-plan space lends itself much more easily to commercial demands. This ensures that there would remain an element of office use retained on the premises.

2.14 The heritage statement demonstrates that the proposed works will clearly cause 'less than substantial harm' to the building and any minor losses of fabric, or modifications to it, are considered to be outweighed by the various works of enhancement which will be undertaken. The Conservation Area Appraisal also recommends that the most appropriate use for a listed building is the use for which it was originally designed.

2.15 In light of above findings, the owners of the property are considered to have sufficiently justified that the employment floorspace is unsuitable and of a poor quality for Class B1 offices, requiring a considerable investment to achieve a comparable standard of floorspace which is currently available within the site's locality. The proposed loss of B1a use is therefore considered to be in accordance with the Guidance set out in CPG5 and policies CS8 and DP12 of the LDF.

### **3.0 The principle of residential use**

3.1 Policies CS6 and DP2 seek to maximise the supply of housing in the Borough and identify housing as the 'priority land-use' of the Local Development Framework. The area surrounding the site is characterised by a mix of business, residential and retail uses. Given that sufficient evidence is considered to have been submitted to justify the loss of office floorspace in this location, the introduction of new residential accommodation would contribute towards creating mixed and balanced communities and is considered acceptable in principle in this location.

### **4.0 Design / Impact on Listed Building**

4.1 Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia '*preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...*'.

4.2 The house is Grade II\* and is within a designated conservation area.

4.3 The scheme would preserve the special interest of the building in compliance with policy DP25. The buildings have been historically subdivided and lateral connected on some floors allowing for the provision of units within each floor of each building, without additional harm being caused to the fabric or appreciation of the townhouses.

4.4 The design of the proposed layouts work within the existing cellular form of the building. No historic fabric is to be removed and all services have been designed to address the existing routes or structure.



4.5 Many of the floors contain panelling. The units and more specifically the insertion of bathrooms and kitchens have been designed to preserve the panelling. The detailed design of the bathroom and kitchens has been conditioned to ensure this is carried out. This will also be the case for new fire and sound installation.

4.6 Subject to conditions, the works would preserve the character and appearance of the Bloomsbury Conservation Area and preserve and enhance the special interest of the grade II listed building in compliance with policies CS14, DP24 and DP25.

## **5.0 Residential Mix**

5.1 Objections have been received on the grounds that the proposed use of the ground and first floors of 32 and 33 as 1-bed units would be out of keeping with the residential character of the surrounding area, which largely consists of single family dwellings.

5.2 It is acknowledged that many of the previous permissions for residential conversions in recent years along this part of Great James Street have involved them being used as single family dwellings. However there has been no explicit policy requirement to convert them back to single dwellings in these instances.

5.3 Policy DP5 requires new residential development to consist of homes of a range of sizes and sets out the priority dwelling sizes needed in the Borough. In this instance, the creation of 4 x 1-bed units would fail to meet DP5, which seeks to prioritise 2-bed units. However the applicant has included a supporting statement justifying the proposed mix, stating that the creation of any 2-bed units would be difficult to achieve without making significant changes to the internal layout of the building, which are likely to be unacceptable in listed building terms. This argument is acknowledged by the Council's heritage officer, and his detailed comments are set out in section 4 of the report.

5.4 On this basis, it is considered that the special circumstances of the site mean a shortfall in 2-bed or family-sized accommodation in this location is acceptable, and therefore the proposals would comply with policy DP5.

## **6.0 Standard of residential accommodation**

6.1 Policies CS5, CS6, CS14, DP6 and DP26 require new residential development to be well designed in terms of its internal arrangement, size, and the quality accommodation provided. CPG2 (Housing) sets the minimum standards for new residential accommodation and conversions.

6.2 The proposed 4 x 1-bed units are 40 sqm, 45 sqm, 47 sqm and 60 sqm respectively; these all easily meet the minimum requirements set out for 1-bed units (37sqm), and all bedrooms and living rooms also meet the minimum standards. In terms of natural light and outlook, all units are adequately served by windows of sufficient size and aspect; additionally adequate storage space for refuse has been provided. No external amenity space can be provided for any of the units, but this is considered acceptable given the constraints of the site and the fact that no family-sized units would be provided on site.

6.3 Policy DP6 requires that all new housing development meet Lifetime Homes standards. A Lifetime Homes Statement has been submitted with the application, and this demonstrates that 5 of the 16 of the criteria can be met; however the following constraints mean that several criteria cannot be met:

- Lack of off-street parking space (criteria nos. 1 and 2)
- Impact of alterations required on Grade II\* listed building (criteria nos. 3, 4, 6, 7, 12, 13 and 14, 15 and 16)

6.4 It is considered that where possible the lifetime homes criteria have been met without compromising the special historic character of the Grade II\* listed building, and therefore the proposals are broadly compliant with policy DP6.

## **7.0 Car and cycle parking**

7.1 The application does not propose any car parking for the proposed residential accommodation. This accords with the Council's maximum residential parking standards and policy DP18 which seeks to deter unnecessary car use in highly accessible locations and promote the use of more sustainable modes of transport. No off-street spaces are provided, which accords with policy DP18. Given the site's Central London location with excellent public transport links (PTAL rating of '6a'), it is considered reasonable to ask the

applicant to enter into a section 106 legal agreement to ensure the site is 'car free', i.e. future occupiers of the flats cannot apply for residential parking permits.

7.2 The proposals fail to provide any cycle parking spaces. Policy DP18 requires that 1 secure, covered cycle parking space should be provided for each new residential unit. In this case, the section 106 agreement will also secure 4 cycle spaces, thereby according with this policy.

## **8.0 Residential amenity**

8.1 Policies CS5 and DP26 seek to preserve the amenity of the Borough's residents from the harmful consequences of new development. This includes from overlooking, overshadowing, noise, fumes and general disturbance.

8.2 The nearest residential premises to the application site are located directly to the rear at 14-18 Emerald Street and adjoining properties on Great James Street. However due to the fact there are no proposed extensions or other external alterations associated with the change of use, the proposal would not result in any material loss of light or outlook to neighbouring properties. No new windows would be added, meaning there would be no loss of privacy or overlooking to neighbouring occupiers.

8.3 The proposals are not considered to be liable to cause any noise or disturbance to neighbouring residential properties that could be said to be harmful to amenity. The proposals therefore comply with policies CS5 and DP26.

## **9.0 Conclusion**

**9.1 Grant conditional permission subject to section 106 agreement**

**9.2 Grant conditional listed building consent**

Emrys Architects  
CAP House  
9-12 Long Lane  
LONDON  
EC1A 9HA

Application Ref: **2014/4168/P**

20 August 2014

Dear Sir/Madam

**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**32 & 33 Great James Street  
London  
WC1N 3HB**

Proposal:

Change of use office (Class B1) to residential (Class C3) use at ground and 1st floor levels of No.33 and 2nd and 3rd floor levels of No.32 (4 x 1 bed).

Drawing Nos: Site location plan; 1412-0100-AP-001\_P02; 1412-0100-AP-002\_P02; 1412-0100-AP-003\_P02; 1412-0100-AP-004\_P02; 1412-0200-AP-001\_P02; 1412-0200-AP-002\_P02; 1412-0200-AP-003\_P02; 1412-0200-AP-004\_P02; Design and access statement (including Lifetime homes assessment) prepared by Emrys Architects dated 7/5/14; Heritage statement prepared by Emrys Architects dated 7/5/14; covering letter regarding loss of office justification prepared by Mr G Emrys dated 24/7/14.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 1412-0100-AP-001\_P02; 1412-0100-AP-002\_P02; 1412-0100-AP-003\_P02; 1412-0100-AP-004\_P02; 1412-0200-AP-001\_P02; 1412-0200-AP-002\_P02; 1412-0200-AP-003\_P02; 1412-0200-AP-004\_P02; Design and access statement (including Lifetime homes assessment) prepared by Emrys Architects dated 7/5/14; Heritage statement prepared by Emrys Architects dated 7/5/14; covering letter regarding loss of office justification prepared by Mr G Emrys dated 24/7/14.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, 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 local planning authority.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service,

Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Culture and Environment Directorate



Emrys Architects  
CAP House  
9-12 Long Lane  
LONDON  
EC1A 9HA

Application Ref: **2014/4179/L**  
Please ask for: **Neil Quinn**  
Telephone: 020 7974 **1908**

20 August 2014

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**32 & 33 Great James Street**  
**London**  
**WC1N 3HB**

**DECISION**

#### **Proposal:**

Alterations in connection with the change of use office (Class B1) to residential (Class C3) use at ground and 1st floor levels of No.33 and 2nd and 3rd floor levels of No.32 (4 x 1 bed).

Drawing Nos: Site location plan; 1412-0100-AP-001\_P02; 1412-0100-AP-002\_P02; 1412-0100-AP-003\_P02; 1412-0100-AP-004\_P02; 1412-0200-AP-001\_P02; 1412-0200-AP-002\_P02; 1412-0200-AP-003\_P02; 1412-0200-AP-004\_P02; Design and access statement (including Lifetime homes assessment) prepared by Emrys Architects dated 7/5/14; Heritage statement prepared by Emrys Architects dated 7/5/14; covering letter regarding loss of office justification prepared by Mr G Emrys dated 24/7/14.

The Council has considered your application and decided to grant 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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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 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.

- 4 All architectural features including e.g. cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work 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.

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

a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 including a clear location of the new door and a photo of the existing door to be removed.

b) Samples and manufacturer's details of all new floors including existing and proposed threshold levels and associated location plan and photo of the existing floor finishes to be removed.

c) Details of any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification including new fire and sound insulation or additional structural works to the building

d) Detailed design of the new bathrooms and kitchens showing relationship with existing panelling

The relevant part of the works shall then be carried in accordance with the approved details.

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 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 conditions 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.

- 7 All new partitions shall be scribed around the existing ornamental mouldings.

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.

Informative(s):

- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard  
Director of Culture & Environment

**DRAFT**

**DECISION**