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Beacon Planning  
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Cambs  
CB25 9AU

Application Ref: **2014/1571/P**  
Please ask for: **Hugh Miller**  
Telephone: 020 7974 **2624**

10 July 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**30 Great James Street**  
**London**  
**WC1N 3EY**

Proposal:  
Change of use from office (B1a) to single family dwellinghouse (C3), erection of rear extension following demolition of existing extension and installation of rear glass balustrade at 1st floor level.

Drawing Nos: Site Location plan; 21470A -1; 21470A -2; 21470A -3; 21470A -4; 21470A -5; 21470A -6; 21470A -7; 21470A -8.1; 21470A -8.2; 21470A -8.3; 21470A -9.1; 21470A -9.2; 21470A 10.1; 10.2; 21470A 11; 21470A 12; 21470A 13; Demolition - 241\_10\_02; 241\_10\_03; 241\_10\_04; 241\_10\_05; Proposed - 241\_20\_01/ A; 241\_20\_02; 241\_20\_03; 241\_20\_04; 241\_20\_05; 241\_20\_06/ A; 241\_20\_07 / A; 241\_20\_08/ A; 241\_20\_09; 241\_20\_10; 241\_20\_11; 241\_30\_01; 241\_30\_02; 241\_30\_03; 241\_30\_04; 241\_30\_05; 241\_30\_06; 241\_30\_07; 241\_30\_08; 241\_30\_09; 241\_30\_10; 241\_30\_11; 241\_30\_12; 241\_30\_13; 241\_30\_14; 241\_30\_15; 241\_0 30\_16; 241\_30\_17; 241\_30\_18; 241\_30\_19; 241\_30\_20; 241\_30\_21; 241\_31\_01; 241\_31\_02; 241\_31\_03; 241\_31\_04; 241\_31\_05; 241\_50\_01; 241\_50\_02; Heritage Statement, V3 February 2014; Design and Access Statement.



The Council has considered your application and decided to grant permission subject to the following condition(s):

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; 21470A -1; 21470A -2; 21470A -3; 21470A -4; 21470A -5; 21470A -6; 21470A -7; 21470A -8.1; 21470A -8.2; 21470A -8.3; 21470A -9.1; 21470A -9.2; 21470A 10.1; 10.2; 21470A 11; 21470A 12; 21470A 13; Demolition - 241\_10\_02; 241\_10\_03; 241\_10\_04; 241\_10\_05; Proposed - 241\_20\_01/ A; 241\_20\_02; 241\_20\_03; 241\_20\_04; 241\_20\_05; 241\_20\_06/ A; 241\_20\_07 / A; 241\_20\_08/ A; 241\_20\_09; 241\_20\_10; 241\_20\_11; 241\_30\_01; 241\_30\_02; 241\_30\_03; 241\_30\_04; 241\_30\_05; 241\_30\_06; 241\_30\_07; 241\_30\_08; 241\_30\_09; 241\_30\_10; 241\_30\_11; 241\_30\_12; 241\_30\_13; 241\_30\_14; 241\_30\_15; 241\_030\_16; 241\_30\_17; 241\_30\_18; 241\_30\_19; 241\_30\_20; 241\_30\_21; 241\_31\_01; 241\_31\_02; 241\_31\_03; 241\_31\_04; 241\_31\_05; 241\_50\_01; 241\_50\_02; Heritage Statement, V3 February 2014; Design and Access Statement.]

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

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.

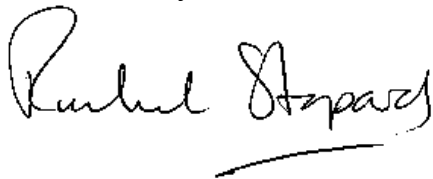
- 3 The Mayor of London intends to introduce a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time will need to pay a CIL including those submitted before April. This CIL will be collected by Camden on behalf of the Mayor of London. From April Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable. The proposed charge in Camden will be £50 per m2 on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented and we will issue a CIL demand notice setting out what monies needs to paid when and how to pay The CIL will be collected from Camden on behalf of the Mayor.

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.

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