

Joanna Burton
Beacon Planning
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CB25 9AU

Application Ref: **2014/1664/L**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

10 July 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
30 Great James Street
London
WC1N 3EY

Proposal:
Internal and external alteration associated with change of use from office (B1a) to single family dwellinghouse (C3), erection of rear extension following demolition of existing extension and installation of glazed balustrade at rear first 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 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 All architectural features including e.g. cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired.

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 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.

- 5 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.

- 6 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..

- 7 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) 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) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

c) Method statement and location of all damp proofing.

d) Samples and manufacturer's details of all new facing materials. A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

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

f) Plan, elevation and section drawings including materials of all new fireplaces including a clear location plan showing they proposed location.

g) 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

h) A full method statement/specification and 1:20 elevational drawings for any alterations to the existing panelling and reinstatement of the timber panelling shall be submitted, and sample panels to be made available for inspection (locations to be agreed) prior to work to the relevant work commencing.

i) Method statement and section drawings for the installation of all underfloor heating including accurate location of notching required to the structure

j) Detailed design of bathrooms showing how the sanitary wear and water proofing would relate to existing retained 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.

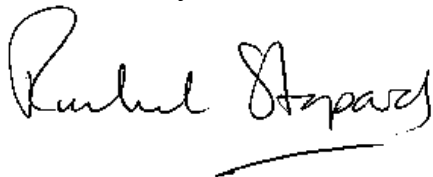
- 8 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment