

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

Application Ref: **2014/4168/P**
Please ask for: **Neil Quinn**
Telephone: 020 7974 **1908**

10 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted 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 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; 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment