

Ms Georgina Mann
Chris Dyson Architects LLP
11 Princelet Street
Spitalfields
London
E1 6QH

Application Ref: **2014/3017/L**
Please ask for: **Neil Collins**
Telephone: 020 7974 **4215**

26 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
28 Great James Street
London
WC1N 3EY

Proposal:

Alterations and extensions in connection with conversion from offices (Use Class B1) and two self-contained residential flats (Use Class C3) to provide a single dwelling (Use Class C3), including a loft conversion with two rear dormer windows, single-storey glazed ground floor rear extension, replacement windows; installation of windows on rear and side elevation of existing rear extension and internal alterations.

Drawing Nos: 0232 A 0000 D; A 0003 E; 0232 A 0006 D; 0232 A 1010 D; 0232 A 0200 D; 0232 A 1000 E; 0232 A 1003 F; 0232 A 1006 D; 0232 A 1200 D; 0232 A 1202 D; 0232 A 1400 D; 0232 A 1301-G D; 0232 A 1301-B D; 0232 A 1302-G D; 0232 A 1303 D; 0232 A 1301-F D; 0232 A 1302-F D; 0232 A 1301-S D; 0232 A 1302-S D; 0232 A 1301-T E; 0232 A 1302-T E; Design and Access Statement, produced by Chris Dyson Architects LLP; BREEAM Domestic Refurbishment Report, produced by Abbey Consultants (Southern) Ltd, dated 27/05/2014; and Lifetime Homes and Code for Sustainable Homes Assessment, produced by Chris Dyson Architects.

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 Detailed drawings, and 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) details of all windows, dormer windows and doors (including jambs, head and cill);

b) all structural steelwork;

c) fire detection equipment and sprinklers (including location and design);

d) replacement fireplaces; and

e) the third floor timber bookcase/staircase (including ceiling opening).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 The extensions and alterations approved by this application were considered to be appropriate in terms of their detailed design. The alterations would preserve the original layout of the building, would not result in a loss of historic fabric and would replace insensitive alterations that have been undertaken to the building.

The impact of the alterations has been fully considered in granting Listed Building Consent, having special regard to the desirability of preserving or enhancing the character and appearance of the Bloomsbury Conservation Area and protecting the special interest and setting of the listed building, in accordance with section 16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

One response was received from the Conservation Area Advisory Committee,

although no specific objection was raised. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy (2010), and policy DP25 of the London Borough of Camden Local Development Framework Development Policies (2010). The proposed development also accords with the Camden Bloomsbury Area Action Plan (2011). The proposed development also accords with policies 7.4 and 7.6 of The London Plan (March 2015), consolidated with alterations since 2011 and paragraphs 56-61 and 126-128 of the National Planning Policy Framework (2012).

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 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment