

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

Application Ref: **2014/2956/P**  
Please ask for: **Neil Collins**  
Telephone: 020 7974 **4215**

26 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

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

Proposal:  
Change of use and conversion from offices (Use Class B1) and two self-contained residential flats (Use Class C3) to provide a single-family dwelling (Class C3), including a loft conversion with two rear dormer windows, single-storey glazed ground floor rear extension, replacement windows and installation of windows on rear and side elevation of existing rear extension.

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 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: 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.

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 Reason for granting permission:

The change of use of the building from 2 flats and offices to a single family dwelling is considered to be acceptable. The proposed would not result in a net loss of two or more dwellings and would provide good quality family accommodation. The proposed loss of office (B1) use is considered to be acceptable due to the poor quality of business accommodation that it provided and this consideration has been balanced with the valued return of the listed building to its original state as a single dwelling.

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 works has been fully considered in granting Listed Building Consent, having special regard to the desirability of protecting the special interest and setting of the listed building and preserving or enhancing the character and appearance of the Bloomsbury Conservation Area, in accordance with sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal was considered not to have any impact upon the amenity of neighbouring residents in terms of outlook, privacy or loss of light. 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 policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP6, DP13, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6, and 7.8 of the London Plan 2015, consolidated with amendments since 2011; paragraphs 14, 17, and 56-66 of the National Planning Policy Framework and Listed Buildings and Conservation Areas Act 1990.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment