

Miss Joanna Burton
Beacon Planning Ltd
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CB25 9AU

Application Ref: **2015/0748/L**
Please ask for: **Michelle O'Doherty**
Telephone: 020 7974 **5668**

3 July 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
8 & 9 Great James Street
London
WC1N 3DH

Proposal:

Alterations to numbers 8 and 9 Great James Street including new Portland stone steps, repair and reinstatement of railings, and repair of the door case to number 9 only.

Drawing Nos: Site Location Plan, Design, Access and Heritage Statement Addendum dated 1 July 2015, Existing Door Case Plan, Front Elevation and Section A-A Rev A, Proposed Door Case Plan, Front Elevation and Section A-A Rev F dated 9/06/15, Proposed New Steps, Thresholds and Rails to Existing Door Cases Rev A

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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

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 Removal and reinstatement of historic features such as but not limited to historic boot scrapes and tiles shall be undertaken with hand held tools only.

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.

Informative(s):

- 1 Reason for Granting Listed Building Consent:

The proposed alterations are for repair to the historic front door case to number 9, new Portland stone steps to both properties and replica railings and a plinth on the top stair landing to demarcate a historical property boundary between the two. The door cases are of considerable historic interest because of fabric, aesthetic quality and their period, thereby being appropriate to repair rather be wholly replaced as proposed in the initial submission. However, only no. 9 will be repaired as part of this application, leaving no. 8 in its current state also hopefully being repaired in future. The tiles on the top step will be removed at no. 9 and replaced with plain Portland stone, whereas the extant tiles at no. 8 will remain. A change in ownership has prompted the differential works but the repair and reinstatement works at no. 9 will provide the basis for any future works to no. 8 that could follow suit including removal of tiles that have permission as part of this decision.

Though not original, the door cases are historic and illustrate the development of style along the street as do the later tiles that will remain at no. 8 until removed to

match no. 9. The replication of railings and the boundary division between the two properties is also a positive public benefit. Therefore, it is considered that the proposals retain and better reveal the significance of the listed buildings.

Historic England was consulted, whereby it responded that the Council is authorised to determine the application for listed building consent as it sees fit based on the revised proposals.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with 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. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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