

Miss Joanna Burton
Beacon Planning Ltd
7 Quy Court
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Stow-cum-Quy
Cambridge
Cambridgeshire
CB25 9AU

Application Ref: **2015/0450/P**
Please ask for: **Michelle O'Doherty**
Telephone: 020 7974 **5668**

3 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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 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, 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 Doorcases Rev A.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for Granting Planning Permission:

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.

The proposed alterations result in positive public benefits by the retention and repair of the historic door cases, replication of the boundary treatment and reinstatement of building fabric on the steps that would preserve streetscene, the character and appearance of the listed buildings and the surrounding conservation area. Due to the nature of the proposal, there would be no harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook, or privacy.

Public consultation was undertaken by placement of a press and site notice as part of the applications for listed building consent and planning permission. Four positive responses were received about the proposals because of the

enhancement to the streetscene.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest which it possesses and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 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 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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.

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