

Ms Karen Lim
Cowper Griffith Architects
15 High Street
Whittlesford
Cambridge
Cambridgeshire
CB22 4LT

Application Ref: **2013/7820/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

11 August 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
31 Great James St
London
WC1N3HA

Proposal:
Details in relation to conditions: 2 (sprinkler head method statement); 5a (doors); 5b (joinery); 5c (windows) 5d (facing materials); 5e (floors); 5f (fireplaces); 5g (upgrading works); 5h (panelling) of listed building consent ref: 2013/3698/L, granted on 17/09/2013.

Drawing Nos: OS map; Photographic sheet 1-6; 1257/500 REV A; 1257/501 REV A; 1257/607 REV A; 1257/608 REV B; 1257/609; 1257/610 REV B; 1257/611 REV B; 1257/612 REV B; 1257/450 REV H; 1257/SK-850 REV B; 1257/SK-852; 1257/SK-853; 1257/SK-855; Fire strategy letter KL/28.01.14 12.09.13; 13/80/sk5;

Samples of panelling: timber architraves; roof tiles -Rosemary Medium Mixed Brindle; sootwash; repointing ; reclaimed stock brick sample; marble and flooring agreed on site;

Beckwith Tuckpointing 18th November 2013 Method Statement; Panelling Installation Method Statement 7 January 2014; Kemper J31 Liquid Waterproofing NBS Specification March 2014; Record of Site Visit with Charlie Rose 18 December 2013; Record of Site Visit with Charlie Rose 9 December 2013; Sprinkler 147u technical data sheet.



The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 You are advised that all conditions in relation to Listed building consent (Ref: 2013/3698/L) granted on 17/09/2013 which require the submission of details, have been discharged.
- 2 The materials, detailed execution and finished appearance of the property has been completed to an exceptionally high standard. All of the details have been provided in agreement with the LPA conservation officer at all stages of the process and inspected on site during the works and upon its completion of each stage of the works. Considerable weight and importance has been given to the grade II* listed property and the detailed design of the approved scheme dealt with by way of these conditions. The details are considered more than satisfactory to meet the requirements of the condition.

The site's planning history was taken into account when coming to this decision. No representations were received as a result of consultation.

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 March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 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