

Mr Kieron Hodgson
Iceni Projects Ltd
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2015/3885/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

20 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
40 Great James Street
London
WC1N 3HB

Proposal:
Demolition of modern kitchenette in rear courtyard area; creation of roof terrace (with timber and metal staircase); replacement of staircases to the basement at front and rear lightwells; addition of French doors in the west wall at basement level; relaying of clay tiles to the outer slope area of the roof.

Drawing Nos: (L(00))001; 100 Rev A; 101 Rev A; 102 Rev A; 103 Rev A; 104 Rev A; 105 Rev A; 106 Rev A; 110 Rev A; 111 Rev A; 120 Rev B; 121 Rev A; 200 Rev F; 201 Rev C; 202 Rev C; 203 Rev D; 204 Rev C; 205 Rev C; 206 Rev C; 210 Rev D; 211 Rev D; 220 Rev D; 221 Rev C, Door Schedule C(31.5)01 and C(22)01; C(22)02; C(22)03; C(23)12 Rev A; C(30.5)01; C(31.5)01 Rev A; C(31.5)02.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 (L(00))001; 100 Rev A; 101 Rev A; 102 Rev A; 103 Rev A; 104 Rev A; 105 Rev A; 106 Rev A; 110 Rev A; 111 Rev A; 120 Rev B; 121 Rev A; 200 Rev F; 201 Rev C; 202 Rev C; 203 Rev D; 204 Rev C; 205 Rev C; 206 Rev C; 210 Rev D; 211 Rev D; 220 Rev D; 221 Rev C, Door Schedule C(31.5)01 and C(22)01; C(22)02; C(22)03; C(23)12 Rev A; C(30.5)01; C(31.5)01 Rev A; C(31.5)02.

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

- 4 The proposed first floor level terrace to the rear shall only be used by the commercial uses of the building only.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 1 Reasons for granting permission.

The kitchenette, infill extension and spiral staircase date from the mid-20th century and are not considered to be of significance. Their removal is welcomed. The rear addition at ground floor to the closet wing appears to date from the mid/late 19th century and is retained which is supported. The proposed first floor level terrace above would be acceptable to the appearance of the host building. The existing tiles in the inner slope of the main roof are also of significance and would be reinstated. Overall, the proposed external alterations are considered to be in keeping with the host and surrounding buildings and would preserve and enhance the Bloomsbury Conservation Area.

The proposal includes internal alterations to the grade II* listed building to modernise it for its existing office and residential use and to undertake repair work as the building has been significantly damaged. The works include the modernising of the heating system throughout and upgrading the kitchen and bathrooms for both the residential and office uses. There are also numerous repairs being proposed. These works are assessed under an associated listed building consent ref: 2015/4560/L.

The existing uses of the building would be retained with office (B1a) on the basement, ground and first floors and 2 x residential units (2x1 bed) on the upper floors. The layout of the residential units would be retained and would provide a good standard of living accommodation. The proposal is therefore acceptable from a land use perspective.

As the proposal would mainly include minor demolition works and repairs to the building, the built form would be reduced and would therefore not impact on neighbouring amenity by way of a loss of light or outlook. Given the location of the proposed first floor terrace in that it is in a confined space and surrounded by blank gables and boundary treatment, it would not present any opportunities for overlooking or a loss of privacy. Furthermore, its use would be restricted to the office accommodation by a planning condition.

The site's planning history and relevant appeals have been taken into account when coming to this decision. Two comments were received as part of the consultation process. One was in relation to the retention of normal metered parking and the other wanted to ensure that there would be no loss of original fabric to the building and hoped the application would be considered carefully.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (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 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 2015, consolidated with amendments since 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

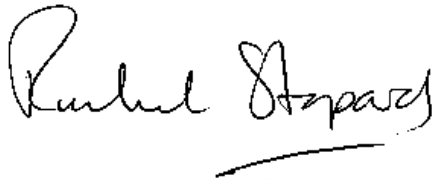
Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-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.

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 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Director of Culture & Environment