

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

Application Ref: **2015/4560/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

20 January 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 stair); 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 and internal works including the removal of non-original partitions in vault area; demolition of non-original partition walls and finishes to first floor level; alterations to staircase balustrade at basement level.

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 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 Notwithstanding the approved drawings and support documents no works to clean any brickwork or stonework is authorised by this consent without prior approval of details. Those details shall include the undertaking of trials and shall be submitted to and approved in writing by the Council as local planning authority, as advised by Historic England, before the work is begun and the work shall be carried out in accordance with such approved proposals.

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.

- 5 No works to remove paint to the building's external surfaces including any of its decorative features is authorised by this consent without prior approval of details. Those details shall include method statements and drawings at a minimum scale of 1:20 with detailed drawings at a scale of 1:10 or 1:1 as appropriate and shall be submitted to and approved in writing by the Council as local planning authority, before the work is begun and the work shall be carried out in accordance with such approved proposals.

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.

- 6 Notwithstanding the approved drawings and support documents a door schedule shall be submitted detailing all proposed works to internal and external doors throughout for repair, refitting, any upgrades and new doors including ironmongery. This schedule shall be accompanied with method statements and drawings of elevations, sections and moulding profiles at a scale of 1:10 with typical details at 1:1.

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.

- 7 Notwithstanding the approved drawings and support documents a window schedule, method statements and drawings for all new and repaired windows including new window seats throughout shall be submitted to and approved in writing by the Council as local planning authority, before the work is begun and the work shall be carried out in accordance with such approved proposals. Submission for all new windows shall include a typical plan, elevation and section drawings at a scale of 1:10 with typical glazing bar details at 1:1 for each window type. Details of window repair shall include internal and external cills and sash boxes.

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.

- 8 Notwithstanding the approved drawings and support documents no works to any internal and external features, fitting or fixtures including but not limited to all joinery such as window shutters, panelling, stairs, wall and ceiling plasterwork, chimneys is authorised by this consent without prior approval of details. Those details shall include a full schedule of works for repair, replacement and reinstatement of damaged features, drawings and method statements as appropriate submitted to and approved in writing by the Council as local planning authority, before the work is begun and the work shall be carried out in accordance with such approved proposals.

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.

- 9 Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning

authority before the relevant part of the work is begun:

a) Service runs for all new bathrooms and kitchens, demonstrating the relationship of new and renewed pipework as it relates to the structure of the building, providing plans, elevations and section drawings at a minimum scale of 1:10 with detailed drawings at 1:1, and also showing where applicable: new service cupboards, bulkheads and boxing in for all new bathrooms and kitchens including risers and pipework, radiators, radiator covers, air handling equipment, and showing the relationship between all new fixtures, fittings and appendages to historic wall panelling and floorboards.

b) Plan, section and elevation drawings for all new and relocated lighting fixtures, electrical cabling, light switches, electrical power points, fire alarms and communications technology runs and equipment, and showing the relationship between all new fixtures and fittings to historic wall panelling.

c) Elevations and details of new chimney pieces, grates and hearths within retained chimney pieces throughout the building.

d) Plan, elevation and section drawings of the new stairs at a minimum scale of 1:20 with details at 1:10 and 1:1 as appropriate for the following:

- i) New external metal stair in the front lightwell with details; and,
- ii) Balustrading for the existing stair from basement to ground.

e) Detailed drawings and method statements as appropriate for new service apertures in the front lightwell above the entrance door, on the rear elevation in rear brick vaults at basement, and within the closet wing at ground, first, second and third floors.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

10 All new walls and partitions shall be scribed around existing mouldings.

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.

11 All historic floorboards shall be retained in situ. Where historic floorboards remain any new flooring shall be of a 'floating floor' construction method or shall be laid on top of the original floor in such a way that does not require damage to be caused to the historic floorboards.

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.

- 12 No new plumbing, soil stacks, flues, vents, ductwork or rainwater goods and soil pipes shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed by discharge of the relevant condition.

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.

- 13 No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the Council.

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.

- 14 No aerials, plant, equipment or means of enclosure shall be erected other than as indicated on the approved drawings, unless otherwise agreed in writing by the Council.

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.

- 15 No structural interventions (internal and external) are authorised without prior approval of details. Those details shall include method statements and drawings based on a measured survey submitted to and approved in writing by the Council as local planning authority, before the work is begun and the work shall be carried out in accordance with such approved proposals.

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.

- 16 All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron and painted black.

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.

Informatives:

- 1 Reasons for listed building consent.

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.

The application also contains internal and external alterations including modernising the heating system throughout, and upgrading the kitchen and bathrooms for both the residential and office uses. There are also numerous repairs being proposed and conditions have been attached to ensure the details of these works are sensitive to the historic building. A previous proposal for over-floor heating throughout was considered unacceptable by both Historic England and Camden Council because of the resultant harm to the listed building's special interest. This proposal has now been omitted in favour of a radiator system, which is an acceptable approach for heating a historic building. There is a clear glazed wall proposed dividing the new bathroom from the rest of the room. This will minimise the impact on room volume and all works are reversible, thereby not harming the significance of this Grade II* listed building.

Based on the above, the proposal is considered to preserve the building's special architectural and historic interest and would not result in the loss of original or historic fabric.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation. Historic England has granted its authorisation for the Council to determine the application for listed building consent as it sees fit.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

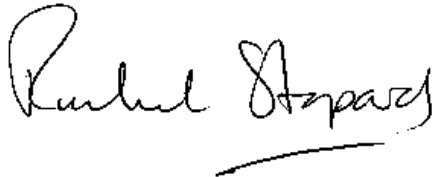
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015, consolidated with amendments since 2011, and paragraphs 14, 17, 56 -66 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment