

## Gentet, Matthias

---

**From:** Young, Alasdair <Alasdair.Young@HistoricEngland.org.uk>  
**Sent:** 08 January 2016 11:30  
**To:** McClue, Jonathan  
**Cc:** O'Doherty, Michelle; Brady, Claire; Planning; Davis, Thomasin  
**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L  
**Attachments:** Draft Authorisation.pdf; 40 Great James Street\_070116.pdf

Hi Jonathan,

I see that discussions are still on-going regarding the proposals for 40 Great James Street. Now that the camera and overfloor heating issues have been resolved, we are happy for the application to be determined without our further involvement. I therefore attach a brief letter and draft authorisation for your Council to determine the application as you see fit. I note from our early correspondence that my colleague Claire Brady was keen to see details regarding repairs and cleaning. Although I haven't conditioned these elements, we would be happy to informally feed into these discussions if you would find this helpful.

Best wishes,

Alasdair

**Alasdair Young**

Assistant Inspector of Historic Buildings and Areas  
Development Management Team (London - City and East)



Historic England

1 Waterhouse Square, 138-142 Holborn, London, EC1N 2ST  
Tel: 0207 973 3763 Mob: 07765 616919  
Email: [Alasdair.Young@historicengland.org.uk](mailto:Alasdair.Young@historicengland.org.uk)  
Web: [www.historicengland.org.uk](http://www.historicengland.org.uk)

---

**From:** Robin Flindell [<mailto:Robin.Fлиндell@purcelluk.com>]  
**Sent:** 06 January 2016 16:52  
**To:** 'McClue, Jonathan'; O'Doherty, Michelle  
**Cc:** David Hills; Kay Georgiou; Bushell, Alex; Young, Alasdair; Kieron Hodgson  
**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Hi Jonathan and Michelle,

Please see below for comments **[in red]** and further drawings and documents attached as appropriate.

If you have further comments please get in contact.

Kind regards,

**ROBIN FLINDELL**

BA(Hons) MArch PgDip  
Architect

T. 020 7397 7171  
[robin.flindell@purcelluk.com](mailto:robin.flindell@purcelluk.com)  
[www.purcelluk.com](http://www.purcelluk.com)



Robin Flindell

---

**From:** McClue, Jonathan [<mailto:Jonathan.McClue@camden.gov.uk>]

**Sent:** 05 January 2016 12:17

**To:** Kieron Hodgson <[KHodgson@iceniprojects.com](mailto:KHodgson@iceniprojects.com)>; O'Doherty, Michelle <[Michelle.O'Doherty@camden.gov.uk](mailto:Michelle.O'Doherty@camden.gov.uk)>; Young, Alasdair <[Alasdair.Young@HistoricEngland.org.uk](mailto:Alasdair.Young@HistoricEngland.org.uk)>

**Cc:** David Hills <[David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)>; Robin Flindell <[Robin.Fлиндell@purcelluk.com](mailto:Robin.Fлиндell@purcelluk.com)>; Kay Georgiou <[kgeorgiou@kaygeorgiousolicitors.com](mailto:kgeorgiou@kaygeorgiousolicitors.com)>; Bushell, Alex <[Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)>

**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Dear Kieron,

Many thanks for the kind words. I hope you enjoyed your break as well.

Michelle spent some time going over the revised documents over the Christmas break and has provided me with some comprehensive feedback which I will summarise below. Unfortunately there are still outstanding issues which need to be addressed before we can recommend approval.

- Basement rear vaults – the annotation provided is unclear about the works and proposals: *New ventilated dry lining system* [See attached SK\_160105\_02 that describes the proposed dry lining in greater detail as discussed previously. Would it be possible to condition this construction detail as this will not show up on LBC plans at 1/100 scale].
- The Design and Access Statement cites an alteration not shown on proposed drawings (and that regardless will not be granted LBC) – *Access to the south vault is to be via the front window within the building.* [The modern one over one sashes are proposed to be removed and replaced with new six over six sashes as shown in the elevations and window detail drawings. The front window would be used infrequently to access the southern pavement vault but would otherwise remain as a window].
- The existing drawings do not show an entrance panel (whereas the proposed drawings show one panel) despite the existing configuration consisting of two separate panels not one as shown on the drawings and the proposed drawing is annotated as: *Existing security entrance panel proposed to be replaced in same location to same dimensions like for like* [see attached updated existing drawing and proposed drawing L(00)120 and L(00)220 that shows the panel. The second panel identified is a door bell, however this is now also shown for the avoidance of doubt].
- The Proposed Ground Floor Plan - L(00)201 Rev C – cites: *Accessible WC/shower room is proposed on ground floor*  
However, it is unclear how level access to the building for wheelchair use will be achieved given there is a step up to the front door? LBC in no way grants an-in principle alteration or access to the building. [Please see page 48 of the D&A that deals with access and transport. The final paragraph states that a demountable ramp would be used for the front step and stored in the building when not required].

- The same proposed drawing shows door DG04 being rehung on the opposite side of the door opening. This may be acceptable depending on the condition of the door but with such information a notwithstanding condition will be applied to all works to doors and a condition for a door schedule included in in a LBC decision notice [see attached door schedule].
- The Design and Access Statement still refers to under/over floor hearing and being that is the case this document cannot be used as part of any approval on the decision notice. It also still includes drawings that are inconsistent with proposed drawings (e.g. ground floor rear closet wing not showing a door or opening to WC). [see attached a further revision of the D&A statement].
- The proposed ground floor drawing cites: *New waterproof asphalt covering to top of vaults below - new stone finish over.* This proposal is also shown in the Design and Access Statement (Part 3 – Proposals) in point 7 cited as: *The paved area is to be relaid with asphalt below the new stone paving to prevent moisture ingress to the vaults following removal of the lean-to over.* [see attached a further sketch SK\_160105\_01 that aims to clarify the issue. The twentieth century lean-to kitchen extension is proposed to be removed to create an external terrace at ground floor level. This will now be exposed to the elements with rain water collecting in this area, where previously this was collected on the lean-to roof and discharged via the existing drain. It is therefore proposed to shed this water from the surface into a hopper that drains into the existing drainage route in the rear lightwell at basement level. This is proposed to be via a new asphalt covering which prevents water penetrating into the top of the arched vaults below. Internally, the existing vaults [at basement level] are mostly dry, with some cracking of an existing modern impervious finish that has contributed to the areas of damp at low level, evidenced by the spalling of the paint finish in discreet locations. The intention here is to not cover the modern impervious finish with more material internally but cover using a dry lining as per the proposed sketch which will allow the historic fabric to remain free ventilating and prevent further deterioration often associated with installing impervious internal linings. The asphalt, or similar water proof layer, is necessary above to prevent rain water soaking the new terrace at ground level and soaking the brick vaults below which will cause deterioration as more water is permitted into the area. The potential for differential movement will be eliminated if no water is permitted into the top of the vaults with the brickwork remaining in a stable condition. The proposed waterproofing on the surface of the terrace would not be a patchwork repair and would cover the entire exposed area, before a natural stone finish is applied to conceal it.

It is clear that the vaults at the rear have been covered over by a modern (non-breathable or porous) finish internally. Water ingress into the vaults is an indication that a more significant problem needs to be addressed not involving a patchwork modern repair to hide the issue temporarily unless it can be demonstrated that the entirety of the vaults have no historic fabric that remains. There is little merit to finishing the surface of the vaults (to create a terrace) with a natural material when the proposed asphalt below is not porous and could be masking a greater problem. Water will build-up between the two layers and could cause problems such as differential movement and possibly cracking of the top of the masonry vaults. This is neither a sensitive or practical solution for managing historic fabric, and only offers short-term management, creating longer-term problems. Water ingress should be addressed by proper maintenance and repair of brickwork and pointing using historic methods and materials.

Michelle is in the process of drafting conditions but will need an update on the issues outlined above.

Kind regards,

Jonathan McClue  
Senior Planning Officer

Telephone: 0207 974 4908

---

**We want to hear your views on the changes we are proposing to how we consult on planning applications. To find out more and have your say visit [www.camden.gov.uk/sci](http://www.camden.gov.uk/sci). Consultation closes on the 20 January 2016.**

---

**From:** Kieron Hodgson [<mailto:KHodgson@iceniprojects.com>]

**Sent:** 04 January 2016 16:10

**To:** McClue, Jonathan; O'Doherty, Michelle; Young, Alasdair

**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)); [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kay Georgiou; Bushell, Alex

**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Dear Jonathan

Happy New Year. I hope you had an enjoyable and restful break.

Please can you provide us with an update on the decision notices.

Kind regards

Kieron

**Kieron Hodgson**  
Director, Planning

telephone: 020 3435 4218

mobile: 07807 264704

twitter: [@iceniprojects](https://twitter.com/iceniprojects)

web: [www.iceniprojects.com](http://www.iceniprojects.com)



**Flitcroft House**  
**114-116 Charing Cross Road**  
**London WC2H 0JR**

Design | Engagement | Heritage | Planning | Sustainable Development | Transport

**Iceni Projects launches its inaugural Year Book.**  
To view a copy or download, please [click here](#)

---

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** Kieron Hodgson

**Sent:** 18 December 2015 13:18

**To:** McClue, Jonathan; O'Doherty, Michelle; Young, Alasdair

**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)); [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kay Georgiou; Bushell, Alex

**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Dear Jonathan

I hope you are well.

Please can you provide us with an urgent update on the application.

We are at significant risk of losing the construction team which could ultimately mean that the building falls into further dilapidation and we would therefore be grateful if the permissions could be issued without further delay.

Thank you for your help.

Kind regards

Kieron

**Kieron Hodgson**

Director, Planning

telephone: 020 3435 4218

mobile: 07807 264704

twitter: [@iceniprojects](#)

web: [www.iceniprojects.com](http://www.iceniprojects.com)



**Flitcroft House**

**114-116 Charing Cross Road  
London WC2H 0JR**

Design | Engagement | Heritage | Planning | Sustainable Development | Transport

**Iceni Projects launches its inaugural Year Book.**

To view a copy or download, please [click here](#)

---

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** Kieron Hodgson

**Sent:** 07 December 2015 09:57

**To:** McClue, Jonathan <[Jonathan.McClue@camden.gov.uk](mailto:Jonathan.McClue@camden.gov.uk)>; Jack Brudenell <[jbrudenell@iceniprojects.com](mailto:jbrudenell@iceniprojects.com)>; O'Doherty, Michelle <[Michelle.O'Doherty@camden.gov.uk](mailto:Michelle.O'Doherty@camden.gov.uk)>; Young, Alasdair <[Alasdair.Young@HistoricEngland.org.uk](mailto:Alasdair.Young@HistoricEngland.org.uk)>

**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)) <[David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)>; [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kay Georgiou <[kgeorgiou@kaygeorgiousolicitors.com](mailto:kgeorgiou@kaygeorgiousolicitors.com)>; Bushell, Alex <[Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)>

**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Thank you Jonathan

We look forward to hearing from you.

Kind regards

Kieron

**Kieron Hodgson**

Director, Planning

telephone: 020 3435 4218

mobile: 07807 264704

twitter: [@iceniprojects](#)

web: [www.iceniprojects.com](http://www.iceniprojects.com)



**Flitcroft House**  
**114-116 Charing Cross Road**  
**London WC2H OJR**



**Iceni Projects launches its inaugural Year Book**  
To view a copy or download, please [click here](#)

---

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** McClue, Jonathan [<mailto:Jonathan.McClue@camden.gov.uk>]

**Sent:** 04 December 2015 15:31

**To:** Kieron Hodgson; Jack Brudenell; O'Doherty, Michelle; Young, Alasdair

**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)); [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kay Georgiou; Bushell, Alex

**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Dear Kieron,

Thank you for the revised information, which I have now uploaded onto our website.

Michelle and I will look through the details next week and get back to you by the close of the week. As you can appreciate there is a significant amount of information to get through and we will need time to assess it. It is therefore difficult to commit to a timetable for approval without knowing the quality of the revised details.

Kind regards,

Jonathan McClue  
Senior Planning Officer

Telephone: 0207 974 4908

---

**We want to hear your views on the changes we are proposing to how we consult on planning applications. To find out more and have your say visit [www.camden.gov.uk/sci](http://www.camden.gov.uk/sci). Consultation closes on the 20 January 2016.**

---

**From:** Kieron Hodgson [<mailto:KHodgson@iceniprojects.com>]

**Sent:** 03 December 2015 17:01

**To:** McClue, Jonathan; Jack Brudenell; O'Doherty, Michelle; Young, Alasdair

**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)); [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kay Georgiou; Bushell, Alex

**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Dear Jonathan

Thank you for your email dated 27<sup>th</sup> November 2015 where you requested the following:

- Removal of all the references to over floor heating from the application.
- An openable copy of Construction drawings DH for your review.
- Resolution of discrepancies between proposed drawings and the ones shown in the D&A and Heritage and Impact Statement.
- Various items to be omitted from drawings/support materials to enable a recommendation to grant listed building consent with conditions to be made.

Based on the above, please find enclosed the revised application package. We thought it would be helpful to summarise the changes we have made to the documents as follows:

### **Design and Access Statement**

1. Omission of reference to overfloor heating throughout section 3.1 'Proposals'.
2. Omission of reference to CCTV camera in 3.1 'Proposals'.
3. Omission of 3.1.13 'Existing and proposed doors'.
4. Omission of 3.1.14 'Fire places'.
5. Addition of further detail within Appendix A 'Building Condition Survey' where appropriate for the recommendations.
6. Omission of reference to overfloor heating throughout Appendix B 'Structural Report'.
7. Revision of Appendix C 'Services Installations Strategy'.
8. Omission of reference to overfloor heating throughout the design and access statement. Addition of radiators in section 3.4 'Services Installations'.
9. Omission of section 3.4.1 'Low Impact services distribution'. This is now superseded in deference to the surface mounted infrastructure preferred by the Statutory authorities.
10. Omission of Condition Survey.

### **Drawings**

11. Omission of reference to over floor heating within general arrangement and detail drawings.
12. Omission of reference to 'tanking' to basement vaults and addition of 'dry lining to dado height'
13. Revisions to drawings reflecting comments received regarding annotations [clouded for ease of reference].
14. Omission of door schedule on the general arrangement drawings and addition of door schedule to identify historic doors proposed to be retained in-situ.
15. Omission of proposals for fireplaces and doors from the proposed room elevation drawings.

### **Heritage Impact Assessment**

16. Omission of reference to the removal of basement stair.

### **Construction drawing DH**

I understand you have received and an openable copy of Construction drawings DH for your review and further to Jacks email to you dated 27<sup>th</sup> November 2015.

### **Next steps and programme**

As you know, our client's priority is to get on site as soon as possible so that she can begin works to save the building and we trust that based on the above and enclosed, planning permission and listed building consent can now be granted without further delay. We appreciate that these decisions would



be subject to conditions and we would be grateful if you could please advise when we can expect to receive the decision notices.

Kind regards

Kieron

**Kieron Hodgson**  
Director, Planning

telephone: 020 3435 4218  
mobile: 07807 264704  
twitter: [@iceniprojects](#)  
web: [www.iceniprojects.com](http://www.iceniprojects.com)



**Flitcroft House**  
**114-116 Charing Cross Road**  
**London WC2H 0JR**



**Iceni Projects launches its inaugural Year Book**  
To view a copy or download, please [click here](#)

---

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** McClue, Jonathan [<mailto:Jonathan.McClue@camden.gov.uk>]  
**Sent:** 27 November 2015 15:59  
**To:** Jack Brudenell; Kieron Hodgson; O'Doherty, Michelle; Young, Alasdair  
**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)); [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kay Georgiou; Bushell, Alex  
**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Dear Jack,

My sincere apologies for the delay in responding, Michelle has been off work ill and I have been in a hearing.

As stated in my previous email all of your drawings and supporting documents will “need to be revised to removal all references to over-floor heating before we can proceed with a decision”. We are not willing to accept a notwithstanding condition for something as fundamental as the over-floor heating system which is present throughout the building. You have known that the over-floor heating is unacceptable since the formal written pre-app. These are listed building drawings and details and they need to be accurate. We cannot accept the current submission which is peppered with references to the inappropriate over-floor heating system.



The Georgian Group have now submitted their formal response based on the over-floor heating proposal (see email attached) and they object. There are now two statutory consultees who support our view.

Michelle has now had time to further review the very detailed Design and Access Statement (which is 119 pages) in detail and she has many concerns with it, some of which I will share below.

#### Over-Floor Heating, Services, Sound Insulation etc.

All drawings and submission materials must be amended to remove all references to over-floor heating. The over-floor heating impacts many other submissions such as (but not limited to) acoustic improvements and services shown in Part 3 of the D&A Statement (Appendix C). Therefore, this document cannot be included as part of an approval in its current form. We require it to be updated to reflect a strategy (with associated drawings) without the over-floor heating.

As stated previously we can condition the details for updated services information for a conventional heating system. Michelle advises that you re-use existing holes and areas of surface mounted fixtures and fittings rather create new ones.

#### Construction Drawings DH

This drawing cannot be opened by us so we are unable to review it. Are you able to send us this document in a format that we can use? This drawing may address some outstanding issues or it may bring about others.

#### Discrepancies between Drawings and Submitted Drawings

There are numerous inconsistencies between proposed drawings and the ones shown in the D&A and Heritage and Impact Statement. This has caused Michelle significant delays as she has had to carefully cross-check everything. It is not our job to find all your inconsistencies and help you correct them. The onus is on the applicant to ensure the documents are correct. Michelle has given me four examples of inconsistencies:

- Translucent glass inlay for new stair in front lightwell (this is unacceptable) in the D&A but not annotated on the proposed drawing;
- The plan form shown for the proposed basement is different in the services drawing in Part 3 of the D&A Statement (page 42) even showing a different stair (with winders at bottom) and a WC in the middle of the floor plan;
- Modern stair from ground to basement annotated as *The current stair to the basement will be removed and replaced* in the Heritage & Impact Statement, whereas on proposed drawings and the D&A cite *Existing stair proposed to be retained. Existing modern balustrade proposed to be replaced and*

*The existing stair is proposed to be retained. The modern balustrade is proposed to be replaced to match the original stair at third floor with plain balusters and handrail.*

- Part 2 of the D&A – shows proposals on plan with annotations that do not show on the proposed drawings such as an annotation for a new wall between front and rear rooms on Floor 3 yet this is shown on existing and proposed plans as existing and not being removed yet there is an inexplicable build-up of the wall shown near the bed's headboard. This extra layer

of drawings with different annotations adds to the layer of confusion and time spent reviewing proposals.

There cannot be differences across documents for alterations to the listed building. It is suggested that the you check all of the documents to ensure consistency throughout for the purposes of an eventual consent or that these documents are superseded and not included in a decision notice, being that acceptable drawings would only form part of the legal basis of the decision. However, all superseded documents mean that new supporting drawings would require resubmission and the contents managed by condition as it is noted that the D&A contains information and drawings that have not been submitted independently such as the condition survey with its recommendations for treating the issue but is not acceptable for approval (see below).

### Checking Drawings Show Complete Information

One such example:

- Proposed Room Elevation 2-01 – Missing information/wording on annotation for Elevation D: Existing timber proposed to be replaced sympathetically to construction period.

### Items that Must be Omitted from Drawings/Support Materials for a recommendation to grant listed building consent with conditions:

#### Basement

1. Replacement to the front lightwell must be a traditional design - no translucent glass inlay or bike ramp feature as this is on the front elevation of the building. It is noted that the D&A states glass inlay whereas the proposed drawing does not show this detail.
2. Door from lightwell to basement must be a traditional design not be glazed as proposed.
3. Drawings – plan, sections refer to a tanking system that is not an acceptable method in a listed building yet the D&A describes it differently. All references to tanking must be removed.

#### Ground Floor

1. Historic England advised that a wall mounted CCTV camera was not acceptable on the front elevation (external) but it is cited in the D&A and shown on the proposed front elevation drawings (Rev B).
2. Uplighters on cill in the entrance hall shown on Elevation B are not necessary or desirable given it would unnecessarily impact historic joinery with wiring and holes; it would counter the minimal intervention approach to historic fabric.

#### Doors

The following is not an exhaustive list but examples where consent will not be granted for such works to doors. Historic doors must not be altered unless to remove modern overboarding, remain in situ, not moved around within the house as proposed in several cases, annotated in the door schedule such as D1/0:

*Historic door, overboarded to improve fire resistance. Door to be relocated with new overboarding removed. New 6 panel fire door to be placed in opening to maintain fire compartment to stair.*

There is no justification for removing historic doors in situ to be replaced with new panelled doors. It is common practice to treat historic doors with intumescent paint and lining to create the required fire barrier.

Consent will not be granted for automatic closers

- D1/03 - Historic door, retained in situ

It is known from the recent site visit to assess the over-floor heating that the intention was to plane the bottom of this door to accommodate the heating system (when queried) but this is not shown as part of the works in the D&A. As such, it is advised that this schedule be removed from the submission, modified to address the concerns and re-issued as a stand-alone Door Schedule as part of this application or to be addressed by condition at a later date.

#### Schedule of Works, Method Statements,

The condition survey included in the D&A (part 3) is very extensive and points to the amount of repair and restoration works required. Despite this, there are still some specific aspects of the recommendations that need to be addressed such as but not limited to:

- Ensure firm fixing of timber boards to joists – acceptable in principle but no detail given as to how this would be achieved as consent would not be given for screwing any boards but rather they need to be nailed;
- Timber wall panels to be filled – it is assumed that this is a plastic repair but there are no details provided to verify the method;

This condition survey should be independent of the D&A because it is in a document that refers to the over-floor heating system. However, the recommended method of works must be explicit and ideally organised by type of repair such as windows and doors, internal joinery, plaster etc. that would typically be done in a full schedule of works with the accompanying photographs, drawings as appropriate and method statements for the type of repair works.

In this regard and as above, there is not enough information in some cases to grant consent without knowing the methods of repair. For example fireplaces are shown in the D&A Statement under a separate heading citing as follows:

- FPG/01 repaired and reinstated;
- FPG/02 repaired and reinstated;
- New hearth stone to be laid over existing hearth with separating layer for reversibility (third floor).

There is no justification for covering over an existing hearth and no method about how these works would be carried out to ensure reversibility.

None of these items appear in the condition survey and there is no detail about how these features will be repaired, usually as noted above requiring a full schedule with a method statement and drawings as appropriate.

These required revisions can be left off this application and submitted separately by condition.

As a final point, there are numerous drawings, some of which may address the issues raised in the previous paragraph, but drawings are scattered within the D&A (119 pages) with no logical order, contributing to the length of time to review the submission.

On this basis, it is clear that the current submission is nowhere near approval stage and we are not happy to address the above matters, particularly the over-floor heating, through notwithstanding conditions.

Kind regards,

Jonathan McClue  
Senior Planning Officer

Telephone: 0207 974 4908

---

**We want to hear your views on the changes we are proposing to how we consult on planning applications. To find out more and have your say visit [www.camden.gov.uk/sci](http://www.camden.gov.uk/sci). Consultation closes on the 20 January 2016.**

---

**From:** Jack Brudenell [<mailto:jbrudenell@iceniprojects.com>]

**Sent:** 26 November 2015 09:31

**To:** Kieron Hodgson; McClue, Jonathan; O'Doherty, Michelle; Young, Alasdair

**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)); [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kay Georgiou; Bushell, Alex

**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Good morning Jonathan,

Do you have an update on the below?

Many thanks

Jack

**Jack Brudenell BA (Hons) MA**  
Planner, Planning

telephone: 020 3435 4207

mobile: 07853 194 189

twitter: [@iceniprojects](https://twitter.com/iceniprojects)

web: [www.iceniprojects.com](http://www.iceniprojects.com)



**Flitcroft House**  
**114-116 Charing Cross Road**  
**London WC2H 0JR**



**Iceni Projects launches its inaugural Year Book**  
To view a copy or download, please [click here](#)

---

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** Jack Brudenell

**Sent:** 24 November 2015 10:29

**To:** Kieron Hodgson <[KHodgson@iceniprojects.com](mailto:KHodgson@iceniprojects.com)>; McClue, Jonathan <[Jonathan.McClue@camden.gov.uk](mailto:Jonathan.McClue@camden.gov.uk)>; O'Doherty, Michelle <[Michelle.O'Doherty@camden.gov.uk](mailto:Michelle.O'Doherty@camden.gov.uk)>; Young, Alasdair <[Alasdair.Young@HistoricEngland.org.uk](mailto:Alasdair.Young@HistoricEngland.org.uk)>

**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)) <[David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)>; [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kay Georgiou <[kgeorgiou@kaygeorgiousolicitors.com](mailto:kgeorgiou@kaygeorgiousolicitors.com)>; Bushell, Alex ([Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)) <[Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)>

**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Good morning Jonathan,

I hope you are well.

I have left you a voicemail this morning.

Do you have any thoughts on Kieron's e-mail below?

Many thanks

Jack

**Jack Brudenell BA (Hons) MA**  
Planner, Planning

telephone: 020 3435 4207

mobile: 07853 194 189

twitter: [@iceniprojects](https://twitter.com/iceniprojects)

web: [www.iceniprojects.com](http://www.iceniprojects.com)



**Flitcroft House**  
**114-116 Charing Cross Road**  
**London WC2H 0JR**



**Iceni Projects launches its inaugural Year Book**  
To view a copy or download, please [click here](#)

---

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** Kieron Hodgson

**Sent:** 23 November 2015 17:23

**To:** McClue, Jonathan <[Jonathan.McClue@camden.gov.uk](mailto:Jonathan.McClue@camden.gov.uk)>; Jack Brudenell <[jbrudenell@iceniprojects.com](mailto:jbrudenell@iceniprojects.com)>; O'Doherty, Michelle <[Michelle.O'Doherty@camden.gov.uk](mailto:Michelle.O'Doherty@camden.gov.uk)>; Young, Alasdair <[Alasdair.Young@HistoricEngland.org.uk](mailto:Alasdair.Young@HistoricEngland.org.uk)>  
**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)) <[David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)>; [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kay Georgiou <[kgeorgiou@kaygeorgiousolicitors.com](mailto:kgeorgiou@kaygeorgiousolicitors.com)>; Bushell, Alex ([Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)) <[Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)>  
**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Thanks Jonathan

That's helpful.

Given our objectives to get going on site as soon as possible and save the building, perhaps it would be more expedient in this particular instance to use a standard amending plans condition. Perhaps something along the lines of:

*'You must apply to us for approval of detailed drawings showing the following alterations to the scheme.*

*1) Removal of over-floor heating*

*You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work in accordance with the approved drawings.*

*Reason: To protect the special architectural and historic interest of the listed building as set out in Policies X and Y of the our adopted Development Plan'*

Re your point on inconsistencies in the submitted documents regarding the land uses we shall make sure these are corrected and Purcell shall get revised docs to you asap.

Let me know your thoughts on the above condition.

Kind regards

Kieron

**Kieron Hodgson**  
Director, Planning

telephone: 020 3435 4218  
mobile: 07807 264704  
twitter: [@iceniprojects](https://twitter.com/iceniprojects)  
web: [www.iceniprojects.com](http://www.iceniprojects.com)



**Flitcroft House**  
**114-116 Charing Cross Road**  
**London WC2H 0JR**



**Iceni Projects launches its inaugural Year Book**  
To view a copy or download, please [click here](#)

---

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** McClue, Jonathan [<mailto:Jonathan.McClue@camden.gov.uk>]

**Sent:** 19 November 2015 18:33

**To:** Jack Brudenell; O'Doherty, Michelle; Young, Alasdair

**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)); [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kieron Hodgson; Kay Georgiou

**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Good evening Jack,

Thank you for your email and for confirming that you are no longer going to pursue the over-floor heating system. While I am sure you are disappointed, Michelle tells me that she did make it clear that it would be unlikely to be supported at pre-application stage and through the previous case officer Neil Collins. As stated below, the mock-up proved very useful to our Conservation Officers and Historic England for them to assess that there would be harm to the designated heritage asset.

I am happy to work with you to get an approval without further delay, however, we will need amendments to the current submission before doing so. The current drawings and all related submissions (i.e. supporting documents) will need to be revised to removal all references to over-floor heating before we can proceed with a decision. Can you please arrange for revised drawings and supporting documents without the inclusion of the over-floor heating. As discussed, we are happy to condition details of the conventional heating system. There will also likely be structural implications as mentioned yesterday (for features such as joists that may need steel plates alongside joists) that will need to be addressed in detail via condition to replace the structural information.

Once you have submitted the revised information we will be in a position to reveal the full extent of the conditions that we will require. In regards to the wording of conditions, they will be written so details are required prior to the relevant element of work as is the standard case for listed building consents. This will not delay the commencement of the development as details can be submitted when they are required.

As stated to you on an earlier site visit there are still inconsistencies in the submitted documents regarding the land uses (for example references to the basement being used as residential which is no longer the case). Please ensure these errors are addressed in the revised documents.

Kind regards,

Jonathan McClue



Senior Planning Officer

Telephone: 0207 974 4908

---

**We want to hear your views on the changes we are proposing to how we consult on planning applications. To find out more and have your say visit [www.camden.gov.uk/sci](http://www.camden.gov.uk/sci). Consultation closes on the 20 January 2016.**

---

**From:** Jack Brudenell [<mailto:jbrudenell@iceniprojects.com>]

**Sent:** 19 November 2015 10:27

**To:** McClue, Jonathan; O'Doherty, Michelle; Young, Alasdair

**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)); [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kieron Hodgson; Kay Georgiou

**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Good morning Jonathan,

Thank you for your e-mail below.

We are disappointed that the over-floor heating system has not been accepted as a positive solution.

I have spoken with my client this morning and we are happy to proceed on the basis that you suggest below, and accept planning conditions being added to the planning permission for the conventional central heating system.

As you know, our client's priority is to get on site as soon as possible so that she can begin works to save the building and we are grateful that planning permission and listed building consent can now be granted without further delay. In order help facilitate this process, we would be grateful if pre-commencement and pre-demolition planning conditions were not included on the decision notices.

Please could you advise when we can expect to receive the decision notices and also what planning conditions will be attached to these decisions.

Thank you again for all your help in expediting these applications and I look forward to hearing from you.

Kind regards

Jack

**Jack Brudenell BA (Hons) MA**  
Planner, Planning

telephone: 020 3435 4207

mobile: 07853 194 189

twitter: [@iceniprojects](https://twitter.com/iceniprojects)

web: [www.iceniprojects.com](http://www.iceniprojects.com)



**Flitcroft House**  
**114-116 Charing Cross Road**  
**London WC2H 0JR**



**Iceni Projects launches its inaugural Year Book**  
To view a copy or download, please [click here](#)

---

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** McClue, Jonathan [<mailto:Jonathan.McClue@camden.gov.uk>]

**Sent:** 18 November 2015 18:33

**To:** Jack Brudenell <[jbrudenell@iceniprojects.com](mailto:jbrudenell@iceniprojects.com)>; O'Doherty, Michelle <Michelle.O'Doherty@camden.gov.uk>; Young, Alasdair <[Alasdair.Young@HistoricEngland.org.uk](mailto:Alasdair.Young@HistoricEngland.org.uk)>

**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)) <[David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)>; [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kieron Hodgson <[KHodgson@iceniprojects.com](mailto:KHodgson@iceniprojects.com)>; Kay Georgiou <[kgeorgiou@kaygeorgiousolicitors.com](mailto:kgeorgiou@kaygeorgiousolicitors.com)>

**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Dear Jack,

Thank you for the site meeting today and for arranging the mock-up of the over-floor heating system. We found it most useful to assess the likely impact of the proposal.

Our Conservation Officers have discussed the merits of the proposed over-floor heating system and unfortunately they consider that it would result in harm to the grade II\* listed building due to the partial concealing of skirting boards and architraves, the necessary alterations to historic doors and changes to room proportions and volume. There are also concerns with how the system would scribe around historic features of interest. We consider that a conventional heating system such as radiators would be an acceptable intervention in this instance and is used in countless historic buildings within London. It would therefore be difficult to justify the proposal given that a less harmful and established solution could be implemented.

Please find attached a consultation response from Historic England which supports our view.

This morning we asked you to undertake further work to justify the proposals against the NPPF. Following further consideration, we do not feel that this is necessary given that we have an in principle objection to the proposal.

As the method of heating is the only remaining issue with the proposal, both ourselves and Historic England would be willing to approve the application subject to conditions regarding central heating if you were to agree to a more conventional system (i.e. radiators). This would allow us to determine the applications without further delay which I understand is a major concern for your client.

Please let me know how you would like to progress with the applications.

Kind regards,

Jonathan McClue  
Senior Planning Officer

Telephone: 0207 974 4908

---

**We want to hear your views on the changes we are proposing to how we consult on planning applications. To find out more and have your say visit [www.camden.gov.uk/sci](http://www.camden.gov.uk/sci). Consultation closes on the 20 January 2016.**

---

**From:** Jack Brudenell [<mailto:jbrudenell@iceniprojects.com>]  
**Sent:** 30 October 2015 14:52  
**To:** O'Doherty, Michelle; Young, Alasdair; McClue, Jonathan  
**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)); [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kieron Hodgson; Kay Georgiou  
**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Hi Michelle,

I will send a diary invite for 10am Wednesday 18<sup>th</sup> November 2015.

Kind regards

Jack

**Jack Brudenell BA (Hons) MA**  
Planner, Planning

telephone: 020 3435 4207  
mobile: 07853 194 189  
twitter: [@iceniprojects](https://twitter.com/iceniprojects)  
web: [www.iceniprojects.com](http://www.iceniprojects.com)



**Flitcroft House**  
**114-116 Charing Cross Road**  
**London WC2H 0JR**

Register [here](#) for our next breakfast seminar on new settlements.  
**12 November 2015 at 08:15hrs | The Groucho Club | Speakers include:**  
**- Lord Taylor, Planning Reforms Peer, House of Lords and co-author of the Policy Exchange Garden Villages Report**  
**- Robin Cooper, Chief Executive, Ebbsfleet Development Corporation**  
**- Ian Anderson, Executive Director, Icen Projects**

---

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** O'Doherty, Michelle [<mailto:Michelle.O'Doherty@camden.gov.uk>]  
**Sent:** 30 October 2015 14:39  
**To:** Jack Brudenell <[jbrudenell@iceniprojects.com](mailto:jbrudenell@iceniprojects.com)>; Young, Alasdair <[Alasdair.Young@HistoricEngland.org.uk](mailto:Alasdair.Young@HistoricEngland.org.uk)>; McClue, Jonathan <[Jonathan.McClue@camden.gov.uk](mailto:Jonathan.McClue@camden.gov.uk)>  
**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)) <[David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)>; [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kieron Hodgson <[KHodgson@iceniprojects.com](mailto:KHodgson@iceniprojects.com)>; Kay Georgiou <[kgeorgiou@kaygeorgiousolicitors.com](mailto:kgeorgiou@kaygeorgiousolicitors.com)>  
**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Dear Jack,

Thank you for your email about the mock-up. Having just spoken to Alasdair and Jonathan, I am writing to advise that the three of us are available on Wednesday 18 November. The preference would be either at 10am or 3pm. Owing to the lack of natural light at this time of year combined with limited internal lighting, we suggest the site visit be undertaken at a time that offers the best conditions.

We look forward to final confirmation of the date and time.

Regards,

Michelle O'Doherty  
Senior Planner (Conservation and Design)  
Development Management  
Culture and Environment  
London Borough of Camden

Telephone: 020 7974 5668  
Web: [camden.gov.uk](http://camden.gov.uk)

5 Pancras Square  
London WC1H 8EQ

Please consider the environment before printing this email.

---

**From:** Jack Brudenell [<mailto:jbrudenell@iceniprojects.com>]  
**Sent:** 30 October 2015 14:18  
**To:** Young, Alasdair; O'Doherty, Michelle; McClue, Jonathan  
**Cc:** David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)); [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com); Kieron Hodgson; Kay Georgiou  
**Subject:** RE: 40 Great James Street: 2015/3885/P & 2015/4560/L

Dear Alasdair & Michelle,

I thought that it would be helpful to update you on the progress of the mock-up of the over floor heating system, proposed to be installed at 40 Great James Street.

We have now ordered the materials required to create the mock-up and we anticipate that it will be installed and ready to be viewed in approximately two weeks time.

As such, I think it would be helpful to get some dates in the diary for the site visit. We are proposing the following dates:

18<sup>th</sup> November 2015  
19<sup>th</sup> November 2015  
20<sup>th</sup> November 2015

Please could you let us know which dates you can make and a time that would be convenient for you.

Kind regards

Jack

**Jack Brudenell BA (Hons) MA**  
Planner, Planning

telephone: 020 3435 4207

mobile: 07853 194 189  
twitter: [@iceniprojects](#)  
web: [www.iceniprojects.com](http://www.iceniprojects.com)



**Flitcroft House**  
**114-116 Charing Cross Road**  
**London WC2H OJR**

Register [here](#) for our next breakfast seminar on new settlements.  
12 November 2015 at 08:15hrs | The Groucho Club | Speakers include:  
- Lord Taylor, Planning Reforms Peer, House of Lords and co-author of the Policy Exchange Garden Villages Report  
- Robin Cooper, Chief Executive, Ebbsfleet Development Corporation  
- Ian Anderson, Executive Director, Iceni Projects

---

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** Young, Alasdair [<mailto:Alasdair.Young@HistoricEngland.org.uk>]  
**Sent:** 14 October 2015 18:34  
**To:** Michelle.O'Doherty@camden.gov.uk; McClue, Jonathan ([Jonathan.McClue@camden.gov.uk](mailto:Jonathan.McClue@camden.gov.uk))  
<[Jonathan.McClue@camden.gov.uk](mailto:Jonathan.McClue@camden.gov.uk)>  
**Cc:** Jack Brudenell <[jbrudenell@iceniprojects.com](mailto:jbrudenell@iceniprojects.com)>; David Hills ([David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com))  
<[David.Hills@purcelluk.com](mailto:David.Hills@purcelluk.com)>; [Robin.Flindell@purcelluk.com](mailto:Robin.Flindell@purcelluk.com)  
**Subject:** 40 Great James Street: 2015/3885/P & 2015/4560/L

Dear Jonathan and Michelle,

Please see the attached letter and copy of our previous advice. Happy to discuss.

Best wishes,

Alasdair

**Alasdair Young**  
Assistant Inspector of Historic Buildings and Areas  
Development Management Team (London - City and East)



1 Waterhouse Square, 138-142 Holborn, London, EC1N 2ST  
Tel: 0207 973 3763 Mob: 07765 616919  
Email: [Alasdair.Young@historicengland.org.uk](mailto:Alasdair.Young@historicengland.org.uk)  
Web: [www.historicengland.org.uk](http://www.historicengland.org.uk)

We are the public body that looks after England's historic environment. We champion historic places, helping people to understand, value and care for them, now and for the future.

Sign up to our newsletter to keep up to date with our latest news, advice and listings.

[HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Twitter: [@HistoricEngland](#)

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

---

This email is securely filed using Gekko, a [Cubic Interactive Ltd](#) product.  
[PURCELL: 235990]

We are the public body that looks after England's historic environment. We champion historic places, helping people to understand, value and care for them, now and for the future.

Sign up to our newsletter to keep up to date with our latest news, advice and listings.

[HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Twitter: [@HistoricEngland](#)

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available.