

Ms Klara Skoczowska
Peldon Rose
Sterling House
42 Worple Road
London
SW19 4EQ

Application Ref: **2015/5065/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

9 February 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
16 Great James Street
London
WC1N 3DP

Proposal:
Various internal refurbishments and remedial works to rising damp & roof leaks

Drawing Nos: OS Map; 04 01; 03 05 B; 03 01 B; 02 05 B; 02 01 B; 01 05 B; 01 01 B; 00 05 B; 00 01 B; LG05 B; LG02 A; LG01 B; 40 01B; 20 01B; 11 01B; 10 01B; 04 05.

METHOD STATEMENT AND RISK ASSESSMENT FOR FRESH AIR WORKS ACO1158
Date: 1st September 2015; Data Sheet Heat reclaim ventilation VAM-FA/FB; Date sheet weather proof enclosure for VAM 500; Triton Cavity Drain System data sheet x 2; Swiftcure cavity drain data sheet x 4.

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.

Informative(s):

- 1 The grade II* listed building has been subject to several unsuitable modifications especially to fit-out modern services. The scheme would remove and rationalise the services and office fit out to better reveal the character of the building particular to the ground floor front room. The new services would be satisfactorily installed without harm to the significance of the building and would not cause harm to the designated heritage asset.

The site's planning history was taken into account when coming to this decision. Historic England authorised the Council to determine the application as we see fit. No other representations were received as a result of consultation.

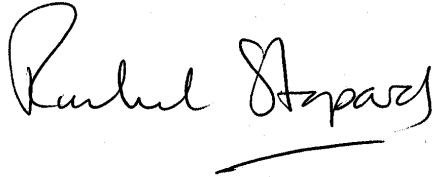
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2015, 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

A handwritten signature in black ink, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment