

Ms Emma Conwell
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2016/1268/L**
Please ask for: **Sarah Freeman**
Telephone: **020 7974 2437**

26 April 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**40 Great James Street
Camden
London
WC1N 3HB**

Proposal:

Details pursuant to condition 7 (windows) of Listed Building Consent 2015/4560/L dated 20/01/16 for 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: A(42)220; A(42)221; C(30.5)01 Rev B; C(30.5)02; L(00)220 Rev F; L(00)221 Rev F; Condition 7 Supplementary Notes produced by Purcell dated 30 March 2016

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 The proposals include a window schedule and details of all new and repaired windows including new internal window seats as required by condition 7 of listed building consent 2015/4560/L granted 20/01/2016, for: 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.

The design of the new 9/6 and 6/6 sash windows within the rear elevation were approved in 2015/4560/L alongside the proposed removal of the non-original rear extension. The 1:20 elevation, plan and section drawings and 1:1 moulding profiles of glazing bars are considered to be acceptable and as new interventions will complement the special interest of this Grade II* listed building. The proposed repair method for the remainder of the sash windows is also acceptable. The proposed window seats are justified through the need to provide discreet boxing for electrical distribution boxes. All existing panelling will be retained behind the window seats, allowing for the arrangement to be reversed if future servicing requirements within the building change; this intervention is therefore considered to preserve the significance of the listed building.

Public consultation was undertaken by placement of a press notice and site notice, and no responses were received. The site's planning history was taken into account when coming to this decision.

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 consolidated with alterations since 2011, and paragraphs 14, 17 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, 5 Pancras Square, London N1C 4AG(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

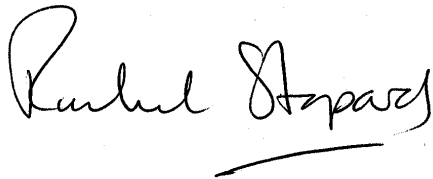
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 5 Pancras Square, London N1C 4AG (Tel. No. 020 7974 4444 or 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.

- 4 You are advised that conditions 4, 6, and 9 of listed building consent 2015/4560/L remain outstanding.

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 the name.

Rachel Stopard
Director of Supporting Communities