

Miss Sophie Reay
Indigo Planning
87 Chancery Lane
London
WC2A 1ET

Application Ref: **2016/0460/L**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

6 May 2016

Dear Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
36 Great James Street
London
WC1N 3HB

Proposal:

Various internal and external alterations to main building; refurbishment works and alterations to openings on rear annexe building; replacement link corridor between main house and annex building; associated works

Drawing Nos: A001 - Drawing Issue Register (dated 31 March 2016) - Issue C

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 The development hereby permitted shall be carried out in accordance with the



approved plans listed in: A001 - Drawing Issue Register (dated 31 March 2016) - Issue C.

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

- 3 The works hereby approved are only those specifically indicated in the drawing schedule 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 Detailed drawings 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) Details including elevations, plans and sections at a minimum scale of 1:10 and typical details at either a scale of 1:1/1:2 of all replacement windows (including details of mullions / transoms / glazing bars / reveal etc.).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

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 granting listed building consent

The refurbishment of the sash windows on the front elevation, and the addition of glazing bars to create a 6 over 6 arrangement is welcomed, and so is the

introduction of a fanlight above the main entrance, to match No. 37, because these works are in keeping with the historical development of the building.

At the rear, the works to the modern link building and annex building are considered to be acceptable, such that the setting of the listed building would be preserved. The link building and annex building would both remain subservient in character and appearance, which is appropriate within the setting of a Grade II* listed building.

Internally, the refurbishment and redecoration of the existing panelling throughout the original building and the works to repair the floorboards are welcomed, as these works will aid in the longevity of the building. Similarly, the proposed works to the staircase are considered to be acceptable.

The refurbishment of the second and third bathrooms is acceptable, particularly because the works will not involve the loss of any historic fabric.

The rear annexe building is a modern addition, yet forms part of the listing. The proposed changes within the annexe building would not detract from the original building's form and character.

At basement level, the building has already undergone significant change (some of which is unauthorised), which has affected the original plan form of the building. Initially, there was concern about further alterations to the plan form, further removal of the spine wall and the cumulative impact of two bathrooms in close proximity, which would cause harm to the legibility of the historic plan form. However, the plans have been amended so that one of the bathrooms is relocated to the front room in a linear arrangement along the southern party wall (following the line of the original spinal wall), and the missing part of the spinal wall on the northern side would be reinstated with a bathroom created on the other side. The changes are considered to be positive insofar as the spinal wall and plan form in the original building would be largely restored and the works are additive rather than subtractive. Whilst the bathroom in the front room is not in a historically accurate position, the proposed works are reversible, the original form of the room would still be discernible and the fireplace would retain its prominence in this room.

General refurbishment works, such as to the external staircase and railings and painted brickwork are welcomed insofar as they would improve the appearance of the building, without causing harm to its special architectural or historic interest. Similarly, updating the existing mechanical and electrical services is acceptable insofar as it would not cause any loss of historic fabric due to the re-use of existing service runs.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy,

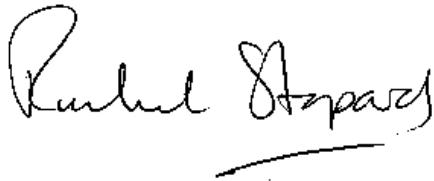
and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policy 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17 and 126-141 of the National Planning Policy Framework 2012.

- 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 Supporting Communities