

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

Application Ref: **2016/2420/L**  
Please ask for: **Sarah Freeman**  
Telephone: **020 7974 2437**

7 June 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:  
**40 Great James Street**  
**London**  
**WC1N 3HB**

Proposal: Details pursuant to condition 9d (stair details) 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: L(00)222; L(00)223.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):

- 1 The proposals involve details of the new external metal stair within the front lightwell and details of the balustrading for the existing internal stair from basement to ground floor levels, as required by condition 9d of listed building consent



2015/4560/L granted 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.

The detailing and materials of the proposed front lightwell stair match the existing and adjacent simple black painted finish metal stairs leading to basement level within the front lightwell. The proposed internal stair balustrading relates to a non-original staircase created between ground and basement levels. The proposed design for the timber balustrade consists of a simple turned profile, reflecting the lesser significance of this lower ground floor space in relation to the hierarchy of the decorative treatment of the upper floors.

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.

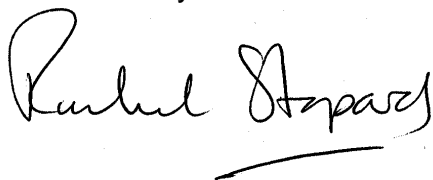
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that conditions 4, 6, and 9a-c of listed building consent ref 2015/4560/L granted on 20/01/2016 remain outstanding.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard  
Director of Supporting Communities

Director of Supporting Communities

2016/2420/L