

Latis Homes Limited  
4 - 16 Russell Court  
Woburn Place  
London  
WC1H 0LL

Application Ref: **2016/3463/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

30 August 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Refused**

Address:  
**15 Great James Street**  
**London**  
**WC1N 3DP**

Proposal:

Minor changes to listed building consent reference 2013/3404/L dated 22/01/2014 namely for the repositioning of the rear walls of the approved ground and lower ground floor rear extensions.

Drawing Nos: 0066\_GA\_1 A; GA\_2; GA\_3; GA\_5; GA\_6.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed ground floor rear extension by reason of its depth would be detrimental to the significance of the grade II\* listed building contrary to policies CS14 (Promoting high quality places and conserving our heritage) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.



Informative(s):

- 1 The proposal would increase the depth of the approved lower ground and ground floor extension by 800mm and 2000mm respectively.

The reducing in the size of the lower ground floor courtyard would have minimal impact on the special interest of the listed building given the size of the approved extension at this level and is not considered to cause harm. However the size of the proposed ground floor extension would result in the extension taking over half of the rear amenity garden space (inclusive lower courtyard) and would its depth would become greater than that of each of the principal rooms. This is considered to result in harm to the form, proportions and hierarchy of the grade II\* listed building.

The site's planning history was taken into account when coming to this decision. No comments have been received from public consultation

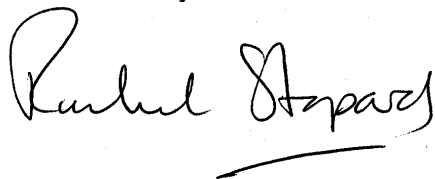
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in not in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, or policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development does not accords with policy 7.8 of the London Plan 2016 or 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



Rachel Stopard  
Executive Director Supporting Communities