

Krishan Pattni
Latis Homes Ltd
4-16 Russell Court
Coram Street
London
WC1H0LL

Application Ref: **2016/4089/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

9 September 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
14 Great James Street
London
WC1N 3DP

Proposal:

Discharge of condition 4 (sample panel of all facing materials) granted under reference 2015/3185/L dated 14/08/15 for erection of a two-storey rear extension at lower ground and ground floor level with a terrace and meeting room at first floor level following demolition of the existing two storey extension, alterations to rear façade including extension at 1st to 3rd floor level, associated internal restoration and erection of dormer and terrace at rear roof level, and installation of 3x rooflights.

Drawing Nos: 0065_31_08 C1; 0065_31_07 C1;

Brickridge (Daas Baksteen) Flemish bond with flush pointing, lime based mortar , 5mm horizontal and vertical joints; Pallas (Floren) Flemish bond with flush pointing, lime based mortar, 5mm horizontal and vertical joints; Glazed off white brick, Flemish bond with lime based mortar and 5mm horizontal and vertical; Matt Finish, Aluminium window frame RAL 7003-30 Moss grey finish; Natural lime mortar.



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

Informative(s):

- 1 You are advised that all conditions in relation to Listed building consent (Ref: 2015/3185/L dated 14/08/15 which require the submission of details, have been discharged.
- 2 Condition 4 requires details of all new materials to be submitted and approved prior to the relevant works taking place and that the relevant part of the works shall then be carried out in accordance with the approved details.

The proposed façade details would match those approved and satisfactorily respond to the special interest of the grade II listed building. The details are considered satisfactory to meet the requirements of the conditions.

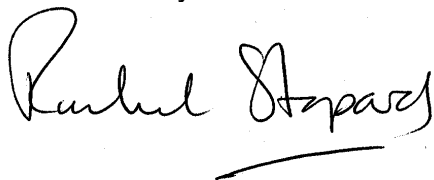
Special regard has been attached to the desirability of preserving the special interest of the listed building under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

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