

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

Application Ref: **2017/0264/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

3 March 2017

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: Partial 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: C(305)01 Rev C; L(00)120 Rev B (window reference drawings); Schedule of works, dated 17/01/17

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 proposed replacement sash window boxes,



required by condition 7 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.

A detailed survey of all existing sash window boxes has been carried out to support the current proposals. Where it has been justified that sash window boxes are non-original replacements it is proposed to fully replace the sash window boxes in line with the details submitted. The proposed works are considered to preserve the special interest of this Grade II* 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.

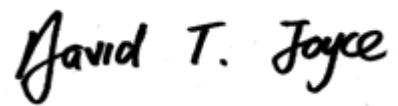
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. 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 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Planning and Regeneration