

Philip Atkinson
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83 Blackfriars Road
London
SE1 8HA

Application Ref: **2017/0107/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

2 May 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
35 Great James Street
London
WC1N 3HB

Proposal:
Internal refurbishment works.
Drawing Nos: 1532 (suffix)-F0-504 P1; 503 P1; 502 P2; 501 P1; 500 P1; 499 P1;
103 P1; 102 P1; 101 P1; 100 P1; 099 P1;
1532 (suffix)-D0101 P1; 104 P2; 103 P1; 102 P2; 100 P2; 099 P1; 001 P1.

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 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) 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.

Informative(s):

- 1 Reasons for granting listed building consent:

The proposed works comprise the internal refurbishment of the grade II* listed office building.

The works would remove modern office fittings, modern decoration, sanitaryware and a spiral staircase, causing no harm to the special interest of the interior. The proposal would refurbish the office with more respectful fittings which would improve the historic character of the interior. The current modern suspended floor would be retained with a new floor finish which would not harm the historic significance of the listed building.

The site's planning history was taken into account when coming to this decision. Public consultation was undertaken by means of a site notice and a press notice, but no objections were received prior to making this decision. Historic England authorised the Council to determine the application for listed building consent referred to above we think fit.

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging London Borough of

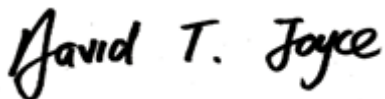
Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 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.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning