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Application Ref: **2017/2483/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

14 June 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: Replacement of rear ground floor rooflight; removal of 8 x AC units and installation of 2 x replacement AC units with associated acoustic enclosures.

Drawing Nos: 1532-F0-001 rev.P1, 1532-F0-201 rev.P1, 1532-D1-201 rev.P2, 1532-F0-103 rev.P1, 1532-D1-104 rev.P2, Heritage Statement dated April 2017, Design and Access Statement dated April 2017, Environlite acoustic enclosure manufacturer's details dated 23 June 2016 and Environmental Noise Assessment ref: 3912_ENA_1 dated 29/03/2017.

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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and Policy D2 of the Camden Local Plan Submission Draft 2016.

- 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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and Policy D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.
- 3 Reasons for granting listed building consent.

The proposals would result in a reduction in the number of condenser units on the rear ground floor roof from 8 to 2 units which would be within new acoustic enclosures. The works are considered to improve the appearance of the grade II* listed office building and would not result in a loss of historic fabric or significance.

The existing third floor rooflight is in a poor state of repair and would be replaced with a new Velux conservation rooflight. This would not result in a loss of historic fabric or harm the historic significance of the building, and is considered an improvement in design terms.

No objections were received prior to the determination of this application. The Council's Conservation Officer has assessed the proposals and does not object to the development.

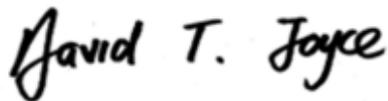
The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposed development is in general accordance with policies CS5, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25, and DP26, of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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