

Ms Katherine William-Powlett
31 Great James Street
london
WC1N 3HB

Application Ref: **2017/1525/P**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

20 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
31 Great James Street
London
WC1N 3HB

Proposal:
Addition of an external staircase into the front light well and new door beneath the ground floor entrance.
Drawing Nos: Site Location Plan; 1257/SK22 REV P3; 1257/SK21 REV P3; 1257/SK20 REV P4.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the



following approved plans: Site Location Plan; 1257/SK22 REV P3; 1257/SK21 REV P3; 1257/SK20 REV P4.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting planning permission:

The application site and adjoining terrace is grade II* listed and within the Bloomsbury Conservation Area.

The proposed lightwell steps and door would complement the majority of other lightwells in the street which include the proposed features in this instance. The door follows a traditional design to respond to the character of the listed building and wider conservation area. No amenity issues arise from the proposal. Access to the stairs is provided through the existing gate which would be permanently reopened.

The site's planning history was taken into account when arriving at this decision. A site notice and press notice were posted, but no consultation responses were received. Historic England recommended that the application be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Special regard has been attached to the desirability of preserving the setting of the listed building and preserving and enhancing the character and appearance of the Bloomsbury Conservation Area under s.66 and s.72 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.

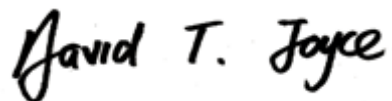
- 2 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, 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 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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

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

David Joyce
Director of Regeneration and Planning