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

Application Ref: **2017/1789/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

11 July 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**40 Great James Street
London WC1N 3HB**

Proposal:

Internal and external works to the listed building including insertion of servicing rooms within front vaults, underfloor heating installed within new slab within basement, demolition of walls and bridge area to the rear and creation of a rear courtyard area with winter garden and ground floor rear extension, insertion of air source heat pumps (ASHP), gas fires, new partition wall and door at second floor level, external service riser and plant (condenser units) at roof level.

Drawing Nos: (1618-0100-AP-)001-010 Rev PL01, (1618-0170-AP-)001 Rev PL03; 002-006 Rev PL02 and 007 Rev PL03, (1618-0200-AP-)001 Rev PL03 and 002-006 Rev PL02, (1618-0300-AP-)001-002 Rev PL03; 003 Rev PL04 and 004 Rev PL03, 1618-0400-AP-001 Rev PL03, (1618-SK-)013-014 Rev PL01; 015 Rev PL02; 017 Rev PL01; 018 Rev PL02 and 19-20 Rev PL01, Heritage Justification and Impact Assessment - Rev 1 dated May 2017 and Design and Access Statement Rev PL04 dated 31.05.2017.



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 policies D1 and D2 of the Camden Local Plan June 2017.

- 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 policies D1 and D2 of the Camden Local Plan June 2017.

- 4 Notwithstanding the approved drawings and supporting documents, no works to clean any brickwork or stonework is authorised by this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies G1, D1 and D2 of the Camden Local Plan June 2017.

- 5 Notwithstanding the approved drawings and support documents a door schedule shall be submitted detailing all proposed works to internal and external doors throughout for repair, refitting, any upgrades and new doors including ironmongery. This schedule shall be accompanied with method statements and drawings of elevations, sections and moulding profiles at a scale of 1:10 with typical details at 1:1.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan June 2017.

- 6 Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan and section drawings at a minimum scale of 1:10 showing junction and flashing details, with fixings shown at a scale of 1:1, relating to the new glazed roof where it meets the existing rear elevation.

b) Detailed drawings and method statements as appropriate for new service apertures in the front lightwell above the entrance door, on the rear elevation in rear brick vaults at basement, and within the closet wing at ground, first, second and third floors.

c) Service runs for all new bathrooms and kitchens, demonstrating the relationship of new and renewed pipework as it relates to the structure of the building, providing plans, elevations and section drawings at a minimum scale of 1:10 with detailed drawings at 1:1, and also showing where applicable: new service cupboards, bulkheads and boxing in for all new bathrooms and kitchens including risers and pipework, radiators, radiator covers, air handling equipment, and showing the relationship between all new fixtures, fittings and appendages to historic wall panelling and floorboards.

d) Plan, elevation and section drawings of the new glazed partition within the second floor landing, shown at a minimum scale of 1:20, with details, including all fixings, shown at a scale of 1:1.

e) Internal elevation and section drawings at scale of 1:10, with details of moulding profiles at 1:1, relating to the new window proposed at the mid-landing between ground and first floor level.

f) Plan, elevation and section drawings of the new staircase between ground and basement levels at a minimum scale of 1:20, with details at 1:10 and 1:1 as appropriate.

g) Plan, section and elevation drawings showing all new and relocated lighting fixtures, electrical cabling, light switches, electrical power points, fire alarms and communications technology runs and equipment, and showing the relationship between all new fixtures and fittings to historic wall panelling.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan June 2017.

7 All new walls and partitions shall be scribed around existing mouldings.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan June 2017.

8 All historic floorboards shall be retained in situ. Where historic floorboards remain any new flooring shall be of a 'floating floor' construction method or shall be laid on top of the original floor in such a way that does not require damage to be caused to the historic floorboards.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan June 2017.

- 9 No new plumbing, soil stacks, flues, vents, ductwork or rainwater goods and soil pipes shall be fixed on the internal or external faces or soffit of the building.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies G1, D1 and D2 of the Camden Local Plan June 2017.

- 10 No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed on the internal or external faces or soffit of the building.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies G1, D1 and D2 of the Camden Local Plan June 2017.

- 11 All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron and painted black.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan June 2017.

Informative(s):

- 1 Reasons for granting listed building consent.

40 Great James Street is a grade II* listed building. It is a four storey terraced townhouse dating to the 1720s, with 19th and 20th century extensions to the rear.

Recent planning and listed building consent applications (2015/3885/P & 2015/4560/L) were granted for similar works on 20/01/2016. It should be noted that conditions 4, 6, and 9a-c of listed building consent 2015/4560/L remain outstanding.

The kitchenette, infill extension and spiral staircase date from the mid-20th century and are not considered to be of significance. Their removal is welcomed. The proposed rear extension and glazed roof over the existing rear basement lightwell is considered to be a lightweight and sympathetic addition to the existing building. Further details of the junctions of the glazed roof where it interacts with historic fabric would be required to be submitted via condition. As per the previously approved proposals (referenced above), an external service riser to the rear of the existing closet wing is proposed. Further details of any new openings required are conditioned. The proposals involve the demolition of a section of the existing rear vaults. Justification has been provided within the Heritage Justification and Impact Assessment document regarding the significance and subsequent unsympathetic

alterations undertaken to the affected vaults. The benefits of improving the quality of space within the basement lightwell (proposed winter garden) are recognised. As a result the principle of the demolition of these vaults is supported.

The replacement of the existing staircase between ground and basement level replaces a non-original staircase and is considered to be acceptable. It is proposed to install a glazed screen and door at the second floor stair landing. While some harm will be caused as a result of this element of the proposals, the screen has been designed to minimise visual and physical harm to the building and it is considered to be a reversible alteration that is justified by the need to provide separation between the office and residential uses to meet Building Regulations requirements. Further details have been reserved via condition. The installation of fan coil units in place of radiators at ground and first floor levels is considered to be acceptable, and they will be screened by free-standing units which will not have any impact on historic fabric.

Amendments have been made during the application process to respond to concerns raised regarding harm caused to the special architectural and historic interest of the building. The proposed internal service riser and removal of ceiling joists at third floor level have been removed from the proposals. Other minor amendments have been made to the proposed installation of trench heaters and the external wall of the rear basement vault, and these elements of the proposals are now considered to be acceptable.

Overall the proposals are considered to preserve the building's special architectural and historic interest.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation. Historic England has granted its authorisation for the Council to determine the application for listed building consent as it sees fit, which has been endorsed by the Secretary of State. .

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.

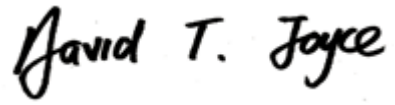
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan June 2017. The proposed development also accords with the London Plan and the NPPF.

- 2 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.

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