

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

Application Ref: **2017/1704/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

11 July 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

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

Proposal:

Demolition of walls and bridge area to the rear and creation of a rear courtyard area with winter garden and ground floor rear extension, creation of first floor and fourth floor terraces, external service riser, plant (condenser units) at roof level and amalgamation of second and third floor flats into a two bed self-contained flat (C3).

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 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 (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.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan June 2017.

- 4 The proposed first floor level terrace to the rear shall only be used by the commercial uses (B1) of the building only, and shall not be used outside the hours of 08:00 and 20:00 Monday-Friday.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and noise and general disturbance in accordance with the requirements of policies G1 and A1 of the Camden Local Plan June 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan June 2017.

- 6 Prior to use, machinery/plant system and associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan June 2017.

Informative(s):

1 Reasons for granting permission.

The proposal seeks to rationalise the space for the existing office (B1a) uses from basement to second floor. The principle of protecting and enhancing this space is generally accepted and in keeping with policies E1 and E2 of the Local Plan, which seek to ensure that the Borough retains a strong economy.

The existing building contains a 1 bed flat on the second floor and a 1 bed flat on the third floor. This lawful arrangement was formalised by permission references 2015/3885/P and 2016/4650/L. The proposal is seeking to amalgamate the units into a single 2 bed unit. The supporting planning letter states that the flat on the second floor was not developable or viable as it failed to have a designated kitchen. Policy H3 of the Local Plan states that the Council will protect development that involves a net loss of residential floorspace (part a) and advises that developments involving the net loss of two or more homes will be resisted (part c). The proposal would not involve the loss of any residential floorspace and only one unit would be lost. It would therefore comply with policy H3. Furthermore, the resulting unit is considered to be of better quality given the second floor unit lacks comprehensive kitchen facilities. The proposal would be more in line with the Council's dwelling size priorities table under policy H7 which gives 1 bed units a lower priority and 2 bed units a high priority. Overall, the proposed unit comfortably exceeds the floorspace requirements within the nationally described space standards and would provide a very generous sized triple aspect unit with large room sizes, a good layout and provision of sunlight/daylight/outlook along with a fourth floor level roof terrace to the rear.

Recent planning and listed building consent applications (2015/3885/P & 2015/4560/L) were granted for similar physical works to the building on 20/01/2016. 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 rear addition at ground floor to the closet wing appears to date from the mid/late 19th century and is retained which is supported. The proposed first floor level terrace above would be acceptable to the appearance of the host building. The existing tiles in the inner slope of the main roof are also of significance and would be reinstated. Overall, the proposed external alterations are considered to be in keeping with the host and surrounding buildings and would preserve and enhance the Bloomsbury Conservation Area.

The proposal includes internal alterations to the grade II\* listed building to modernise it for its existing office and residential use and to undertake repair work as the building has been significantly damaged. The works include the modernising of the heating system throughout and upgrading the kitchen and bathrooms for both the residential and office uses. There are also numerous repairs being

proposed. These works are assessed under an associated listed building consent ref: 2017/1789/L.

The proposals at lower ground and ground floor are not materially larger than the existing level of development to the rear. A first floor level 'glazed box' element would be introduced in close proximity to habitable windows of residential units on Theobolds Road. It has been sensitively designed, with a setback from an existing parapet and a height that slopes away from the adjacent occupiers. Given the nature and scale of the external proposals it is not considered that a material impact would result to adjoining occupiers by way of a loss of light or outlook. A fourth floor terrace would be retained to be used by the amalgamated residential unit. Given that this terrace is established historically and formalised via planning application 2015/3885/P, there is no objection to it remaining. A first floor level terrace is proposed, which is larger than the terrace approved in a similar location under 2015/3885/P. The terrace includes a 'glazed box' stairwell element on the southern (side) boundary, a solid party wall on the western (rear) boundary and railings and landscaping on the northern (side) boundary. Given the level of screening and the relationship with the adjoining properties, opportunities for overlooking would be limited. Furthermore, its use would be restricted to the office accommodation by planning condition.

The proposal consists of minor works to the office land use, and does not result in the creation of any additional dwellings, therefore the Council's car and cycling parking policies do not apply. The plans and supporting documents propose that a cycle park is to be introduced for the residential unit. This is located in the front vault at basement level, with a rail on the stairwell to allow bicycles access to the basement. Due to limitation of the site, the location and access arrangements to the cycle store are acceptable in this instance. Given the nature of the development, which is for mainly internal works and minor rear extensions, a Construction Management Plan and highways contribution would not be required via Section 106.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No comments were received, other than from Historic England who confirmed that this application should be determined in accordance with national and local policy guidance, and on the basis of the Council's own specialist conservation advice.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 and s.72 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 H3, H7, E1, E2, E1, E4, D1, D2 and T2. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between

dwelling. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

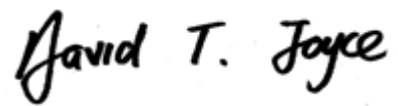
Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning