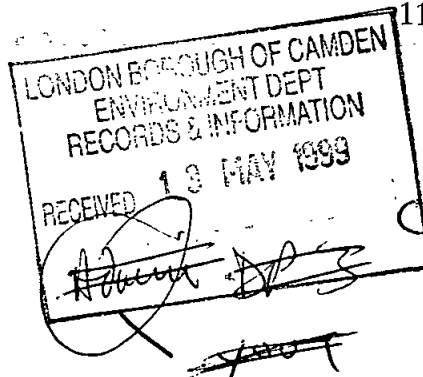


11 May 1999

The Director of Environment  
Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND



COOS

OBT

PS 9904259

Dear Sir

You have sent me a letter dated 4 May 1999 acknowledging my comments regarding a planning application in respect of St Paul's Hospital, Endell Street. In fact I sent you some comments regarding a planning application in respect of 23-26 Great James Street. Either there was a misprint in your letter or the paperwork for the two applications has got mixed up. I thought I ought to draw your attention to this.

Yours faithfully

Ian Sideris



ENGLISH HERITAGE

COOS  
NRN

Head of Development Control &  
Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Your ref: LS9905012

Our ref: LRS/356/23-24

Direct Dial: 0171-973-3750

16 November 1999

For the attention of Sue Cooke

Dear Ms Cooke

**23-26 GREAT JAMES STREET, LONDON WC1**

I refer to your letter of 18 October enclosing details of an application for listed building consent for a roof extension and new roof dormers to the above.

Nos 23-25 (listed Grade II) were rebuilt in facsimile the 1960s when they were joined laterally to form offices. While No 26 (Grade II\*) appears largely original, the rear elevation has been completely rebuilt, presumably at the same time as 23-25.

The proposed roof extension would be constructed above the existing roof terrace at the rear of No 25, raising the parapet line to the level of Nos 23-24. In historic buildings terms, the impact upon the rear elevation and roofline would be negligible and we would raise no objection in principle to this proposal.

With regard to proposed dormers on the front elevation, please note that there are three existing dormers to Nos 23-24, not four as suggested on the drawings. A fourth dormer (which I assume is proposed) would clutter the roofscape further and should be omitted. The existing dormers should not in any case be seen as a precedent, as they do not mirror the rhythm or the proportion of the windows on the front elevation. We would not object to a new dormer to No 25, provided it is reduced in scale.

Yours sincerely

//

**DELICIA KEATE**  
Historic Buildings Adviser  
North and East London Team

cc Sadhbh Leonard, Senior Conservation Officer

COOS

OBCT

25 OCT 1999

Flat D

23-24 Great James Street

London

WC1N 3ES

Telephone 0171 405 8850

23 October 1999

Dear Sirs,

Application No: PS990511/

Related to: LS9905012 23/26 Great James St, WC1.

I am writing in order to object to the proposed 4<sup>th</sup> floor extension to this property if it means creating a new flat there. Currently, the existing 4<sup>th</sup> floor flat (flat G) is being renovated and I have no objection to this whatsoever. The wording of the notice "extension + alterations to existing 4<sup>th</sup> floor to form one - bedroomed flat" is unclear and I suspect may result in others being misled into thinking they are being asked about the work already commenced on the existing fourth floor one-bedroom flat. I would be grateful if you could give consideration to sending out a new notice pointing out that the new flat will be (I imagine) over our existing and only fire escape over the flat roof.

It may be you feel that this letter is misguided and there is no need to send out a new letter as any interested party can come to view the plans or see them on the internet. However I advise that most people here work Monday-Friday. I do not have internet access and thus I have to second guess the plans - none having been sent with the letter. In order for an interested party to consider coming to look at the plans they need to be put on notice that this is something that they may

I trust you will put this letter in front of the relevant Committee and if I am wrong in my assumption that the flat would obstruct the existing fire escape you will furnish me with a copy of the relevant plans. I undertake to pay your reasonable copying charges to a maximum of £5. Please note if there were to be a flat over the fire escape, I (and the other flat occupants) would have no means of exit except through our windows should the main entrance be blocked. My escape would involve a drop of two floors into a small enclosed patio. Whilst I appreciate a fire is unlikely, it must be given due consideration given the nature of the consequences which would follow.

It seems regrettable that this building should be so developed (9 flats are already being added) when instead it would be of such benefit to all residents for there to be access to what could be a delightful rooftop garden/patio area.

I trust you will keep these points in mind & keep me duly informed,

Flat F  
23/24 Great James Street  
London WC1N 3ES

29/10/99

Dear Sue Cooke,

Thankyou for your letter regarding the planning application for a new flat to be built on the 4th floor of 23/24 Great James Street, WC1N 3ES.

As owner of the flat directly underneath the proposed site I am particularly concerned about the application. My work, as a freelance designer, involves a major amount of time working from home. My concern is that the proposed building work will cause severe disturbances to not only my working day but also to the general living standards of the flat.

As you may know there is already a considerable amount of building work being done on the premises. The work, converting existing office space into flats, has already caused considerable disruptions in both the noise and mess created and in the often reduced access to the building's public areas. From this experience I am now aware of how there is no escaping the noise, dust and constant comings and goings of the builders. If the application is accepted I feel I will be unable, for the duration of the building work, to live and work in the way I intended when purchasing the flat.

I look forward to hearing from you with news of any developments on the matter,

Yours sincerely,

**David Gallagher Associates**  
Chartered Architects

Studio Crown Reach  
149A Grosvenor Road  
London SW1V 3JY

Tel 020 7834 9474

Fax 020 7592 9420

e-mail dga-arch@dircon.co.uk

Revisions

LS9905012 R1

PS9905011 R1

24 November 1999

Dated 24/11/99

Received 25/11/99

**London Borough of Camden**

Planning Service

Environment Department

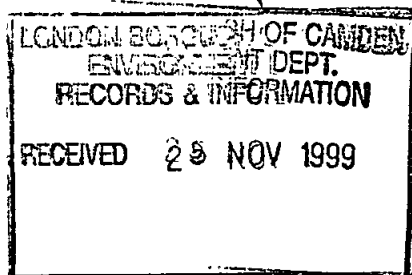
Camden Town Hall

Argyle Street Entrance

Euston Road

London

WC1H 8ND



Att: Sue Cook / South Area Team

Dear Ms Cook

**23/26 GREAT JAMES STREET; WC1**

**Application for Planning Permission and Listed Building Consent for  
Proposed 1-Bedroom Flat at 4th Floor**

Further to our application submitted on 8 October 1999, and our phone call today, we now submit a revised front elevation omitting the non-existent dormer window to the existing 4th floor flat, as requested.

We confirm your current update that the application is progressing normally through the statutory period; that the above alteration will not affect the timing; that you will be recommending it for approval; that English Heritage have approved the proposal; that there have been two objections from occupants of flats immediately below the proposal, and that these will require the application to go to committee on the 27 January 2000.

Let us know if you require any further information to complete processing the applications.

Yours sincerely

**David Gallagher RIBA**  
DGA Architects

Enc 10 copies of revised elevation 9938/05A



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Head of Development Control &  
Planning Services  
London Borough of Camden  
Town Hall  
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Your ref: LS9905012

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Yours sincerely

**DELICIA KEATE**  
**Historic Buildings Adviser**  
**North and East London Team**

cc Sadhbh Leonard, Senior Conservation Officer

*The National Monuments Record is the public archive of English Heritage*

23 SAVILE ROW, LONDON, W1X 1AB  
Telephone 0171 973 3000 Facsimile 0171 973 3001 World Wide Web <http://www.english-heritage.org.uk>

DATE	FROM	SUBJECT	CODES
29/10/99	Vehicle	23/24 Great James St.	[ ]

Intended: Env Devcon

Sent: 29/10/99 at 2:01 pm

Delivered: 29/10/99 at 2:12 pm

To: Env Devcon

CC:

Ref: -E11hBcY=000Msk-0B(a)finch-post-11.mail.demon.net

From: Vehicle

Auth by:

Subject: 23/26 Great James St.

Text:

LS9905012/  
PS9905011

Priority: Normal  
Reply Request [ ]

View Acknowledge [ ]

Attachments [ 1]  
Codes [ ]

COOS

OBJ

→ OBCT.

S

objector

Wishes to be  
notified of committee  
date.

Please change from  
OBJ. to OBCT

Thanks, Dan (South)



**Development Control  
Planning Services**  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND  
Tel 020 7278 4444  
Fax 020 7974 1975

REQUEST FOR COMMENTS/OBSERVATIONS FROM

Bloomsbury Conservation Area Advisory Committee

23/26 Great James Street, WC1

Ref: LS9905012/ 18th October 1999

Case File:N15/4/A

Extension and alterations to existing 4th floor to form  
one-bedroom flat,  
(Plans submitted).

Comments from CAAC: OBJECT ☐ NO OBJECTION ☐ COMMENT ☒  
(Please tick as appropriate)

The AEC noted an additional  
window being proposed - but not  
shown on the proposed plan.  
In addition the single dormer  
should be correctly detailed  
and the width should be contained  
within the width of the window below

Signed:

Date:

1/Nov 99

If you would like to discuss the above application in more detail,  
please telephone Sue Cooke, South Team, on 020 7974 5520.

All comments and returned plans, should be sent within 21 days to:  
Sue Cooke, Development Control, Planning, Environment  
Department, Camden Town Hall, Argyle Street, London WC1H 8EQ.  
paci/caac