

Mr Matthew Springett  
MSA Ltd.  
70 Hatton Garden  
London  
EC1N 8JT

Application Ref: **2017/3927/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

29 September 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**5 Great James Street**  
**London**  
**WC1N 3DB**

Proposal: Internal alterations associated with upgrading fire protection, including replacement of a non-original partition wall at second floor level, installation of a floor-mounted handrail to the staircase between second and third floor levels, painting of timber panelling within common areas and stairwell doors with an intumescent paint finish, replacement of non-original doors at third floor level, installation of glass fall protection barrier and secondary glazing to third floor windows, and installation of a new fire alarm system.

Drawing Nos: Site Location Plan 177-100; 177-200 Rev A; 177-201 Rev A; 177-210 Rev B; 177-211 Rev B; 177-600; 177-601; 177-602; 177-700 Rev A; 177-702 Rev A; 177-705 Rev A; 177-706 Rev A; Window Schedule dated 18/08/17; Door Schedule Rev A dated 19/09/17; Design & Access Statement Rev A, dated August 2017; Historic Impact Assessment dated August 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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 177-100; 177-200 Rev A; 177-201 Rev A; 177-210 Rev B; 177-211 Rev B; 177-600; 177-601; 177-602; 177-700 Rev A; 177-702 Rev A; 177-705 Rev A; 177-706 Rev A; Window Schedule dated 18/08/17; Door Schedule Rev A dated 19/09/17; Design & Access Statement Rev A, dated August 2017; Historic Impact Assessment dated August 2017.

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

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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

- 4 Prior to the application of intumescent paint finishes to timber panelling and panelled doors to the stairwell, a sample area no larger than 300mm by 300mm in size of the proposed intumescent paint finish shall be undertaken for site inspection and approved in writing by the local planning authority.

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

- 5 Details of any historic fabric affected by asbestos materials proposed to be replaced shall be provided to the local planning authority and approved in writing prior to the removal of fabric.

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

Informative(s):

- 1 The application site is a Grade II\* listed building, dating to c.1720-24. The building retains a large amount of significance internal fabric, including panelling, open

staircase with turned balusters and original solid panelled doors. The building is current divided into residential flats at first, second and third floor levels with office uses at ground and basement levels.

The proposed internal alterations are justified by the need to upgrade the level of fire protection and safety standards within the property. The proposed replacement of an existing non-original partition wall within at second floor level, painting of timber panelling within common areas and stairwell doors with an intumescent paint finish, installation of a floor-mounted handrail to the staircase between second and third floor levels, replacement of non-original doors at third floor level, installation of a glass fall protection barrier and secondary glazing to third floor windows and installation of a new fire alarm system involve no loss of historic fabric and are considered to preserve the special interest of this Grade II\* listed building.

Public consultation was undertaken by placement of a press notice and site notice. No objections were received. Historic England was consulted, whereby a response was received on 19/09/2017 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. The site's planning history was taken into account when coming to this decision.

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.

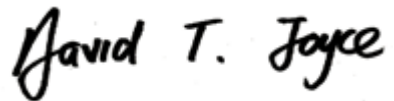
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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.
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning