

Ms Anna Carton
Prewett Bizley
Second floor
118a London Wall
London
EC2Y 5JA

Application Ref: **2016/6155/L**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

13 February 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
39 Great James Street
London
WC1N 3HB

Proposal:

Extend rearward existing lower ground floor level for the erection of a two storey rear extension; single storey wing extension at first floor level; replace rooftop structure and railings to provide main roof level terrace and green roof; Replace fenestration throughout and associated internal alterations.

Drawing Nos: 125 S 100; 125 S 00 Rev A; 125 S 01; 125 S 02; 125 S 10; 125 S 11 Rev A; 125 S 20; 125 S 21; 125 S 25 Rev A; 125 S 26 Rev A; 125 S 27 Rev A; 125 S 28 Rev A; 125 P 00 Rev B; 125 P 01 Rev B; 125 P 02 Rev B; 125 P 10 Rev A; 125 P 11 Rev B; 125 P 25 Rev B; 125 P 26 Rev B; 125 P 27 Rev B; 125 P 28 Rev B;

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:

125 S 100; 125 S 00 Rev A; 125 S 01; 125 S 02; 125 S 10; 125 S 11 Rev A; 125 S 20; 125 S 21; 125 S 25 Rev A; 125 S 26 Rev A; 125 S 27 Rev A; 125 S 28 Rev A; 125 P 00 Rev B; 125 P 01 Rev B; 125 P 02 Rev B; 125 P 10 Rev A; 125 P 11 Rev B; 125 P 25 Rev B; 125 P 26 Rev B; 125 P 27 Rev B; 125 P 28 Rev B.

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 work and work of making good shall be carried out to match the existing adjacent 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 policy D2 of the Camden Local Plan 2017.

- 4 Prior to work commencing on site a full method statement including specification including accurate pipe work and sprinkler head locations for the sprinkler system shall be prior to approved in writing by the Council.

The relevant part of the works shall then be carried in accordance with the approved details.

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 A method statement for the positioning of all electrical fittings shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 6 All existing joinery and plasterwork including e.g. cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby approved.

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.

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

A) Plan, elevation and section drawings of all new doors at a scale of 1:10 with

typical moulding and architrave details at a scale of 1:1 including a clear location of the new door and a photo of the existing door to be removed.

B) Drawings or samples of all new architectural details including 1:2 of all new skirting and cornicing including photos of the existing to be removed clearly marked on a floor plan. (other than where reinstatement is a repair to existing, which should be undertaken on a like for like basis in accordance with the approved drawings)

C) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1 including a clear location of the new door and a photo of the existing door to be removed.

D) Samples and manufacturer's details of all new facing materials. A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and new pointing or repointing.

E) Samples and manufacturer's details of all new floors including existing and proposed threshold levels and associated location plan and photo of the existing floor finishes to be removed.

F) Plan, elevation and section drawings including materials of all new fireplaces including a clear location plan showing they proposed location.

G) Details of any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification including new fire and sound insulation or additional structural works to the building

H) A full method statement/specification and 1:20 elevational drawings for any alterations to the existing panelling and reinstatement of the timber panelling shall be submitted, and sample panels to be made available for inspection (locations to be agreed) prior to work to the relevant work commencing.

I) Detailed design of bathrooms showing how the sanitary wear and water proofing would relate to existing retained panelling.

J) Details of the new slate clad front roof pitch

K) Details including method statement and drawings indicating how new services including bathroom and kitchen waste and water, would integrate into the building

The relevant part of the works shall then be carried in accordance with the approved details.

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.

8 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. This includes lath and plaster walls and ceilings.

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.

- 9 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

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.

- 10 All new partitions shall be scribed around the existing ornamental mouldings.

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.

- 11 A method statement, including details of cleaning/soot washing; repointing and tuck pointing of the bricks shall be submitted to and approved in writing by the Council before works are commenced. 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 policy D2 of the Camden Local Plan 2017.

- 12 A method statement and location of all damp proofing to the basement bricks shall be submitted to and approved in writing by the Council before works are commenced. 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 policy D2 of the Camden Local Plan 2017.

Informative(s):

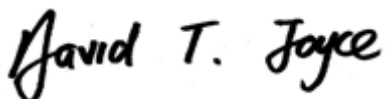
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 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.
- 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 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning