

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

Application Ref: **2018/2093/L**
Please ask for: **Colette Hatton**
Telephone: 020 7974 **5648**

19 June 2018

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:

Alterations to improve structural stability and fire safety.

Drawing Nos: Application form, 177A - 100 site plan, 177-D01-DAS-180501-Design and Access Statement, 177A-D01-HIA-180501-Historic Impact Assessment(1), 177A-William Martin Fire Risk Assessment 5 Great James Street, 177A-LFB London Fire Enforcement Notice, 177A-A07-180503-Door schedule, 177A - 200(1) existing basement and ground floor, 177A - 201 existing first and second floors, 177A - 202 existing third floor, 177A - 210 proposed basement and ground floors, 177A - 211 proposed first and second floor, 177A - 212 proposed third floor, 177A - 712 hallway window, 177A - 710 ceiling, 177A - 711 timber wall panel, 177A - 713 proposed internal doors, 2018 039-R01A basement remedial works, 2018 039-R02A ground floor remedial works.

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: Application form, 177A - 100 site plan, 177-D01-DAS-180501-Design and Access Statement, 177A-D01-HIA-180501-Historic Impact Assessment(1), 177A-Wiliam Martin Fire Risk Assessment 5 Great James Street, 177A-LFB London Fire Enforcement Notice, 177A-A07-180503-Door schedule, 177A - 200(1) existing basement and ground floor, 177A - 201 existing first and second floors, 177A - 202 existing third floor, 177A - 210 proposed basement and ground floors, 177A - 211 proposed first and second floor, 177A - 212 proposed third floor, 177A - 712 hallway window, 177A - 710 ceiling, 177A - 711 timber wall panel, 177A - 713 proposed internal doors, 2018 039-R01A basement remedial works, 2018 039-R02A ground floor remedial works.

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 Notwithstanding the approved drawings the replacement lintels to the rear addition shall be timber.

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 5 Great James Street is a grade II* listed building within the Bloomsbury conservation area. The house forms part of a terrace that was constructed in 1720-24. The building is set over four storeys with a basement and is built from brown bricks. Much of the internal fabric survives including timber panelling. The ground and basement floors are currently used as offices, the floors above are residential flats.

The owners of the building have been served a fire enforcement notice and as a result, need to improve the fire safety performance of the building.

At basement level the improvements are generally un-invasive, the existing plaster board ceilings are boarded over with fire resistant boards, and a modern door and

electrical cabinet are replaced with more fire resistant materials.

At ground floor level there is a considerable amount of historic panelling. The front room and the hallway are divided by the panelling, providing little fire resistance within the main fire escape route. The proposals are to carefully remove one layer of panelling, insert a slim layer of fire resistant board, then replace the historic panelling. There will be little visual impact as a result of this alteration and all the historic fabric will be unharmed. At this level the ceiling will be covered with intumescent paint and a modern door is replaced with a fire resistant door.

At first floor level the fire upgrades are minimal, intumescent paint is applied to ceilings and modern doors are replaced with fire resistant doors. On the staircase, an internal glass safety barrier is applied to a large window.

In addition to the fire upgrade are some structural works which affect the rear extension at basement and ground floor level. The wall facing the court yard is structurally unstable and is being held up by the timber supports. The proposals are to take down the facing brick work and insert steel ties into the wall. Any damaged lintels will also be replaced. The proposals are to use concrete lintels, however a condition has been added to the consent ensuring these are timber. The wall is then rebuilt using the existing bricks to match the existing wall.

The fire upgrade and structural works have been carefully considered and will not harm the historical significance and special interest of the building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England have also been consulted and have raised no concerns, the Secretary of State has authorised this response. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

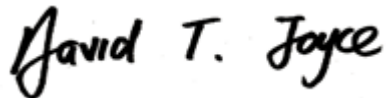
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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, slightly slanted style.

David Joyce
Director of Regeneration and Planning