

Application ref: 2018/2819/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 6 July 2018

Development Management
Regeneration and Planning
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Prewett Bizley
Second floor, 118a London Wall
London
EC2Y 5JA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
39 Great James Street
London
WC1N 3HB

Proposal: Details required by Condition 4 (Cycle and waste storage) of permission reference 2016/5824/P dated 13/02/2018 (Change of use of lower ground and ground floor from office (Class B1) and upper floor residential (Class C3) to dwelling house (Class C3); 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 P 00 Rev C

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for granting permission.

The submission indicates an area for 2 cycles within a ground floor level secure and covered storage facility to the rear. In addition, storage for refuse has been provided suitably at lower ground floor level.

The details are considered appropriate in terms of size, access and location and therefore are acceptable.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

As such, the proposed development is in general accordance with policies T1 and CC5 of the London Borough of Camden Local Plan 2017.

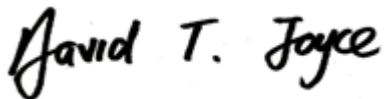
- 2 You are advised that all conditions relating to planning permission 2016/5824/P granted on 13/02/2018, which need details to be submitted, have been approved.

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