

Application ref: 2018/1359/L
Contact: Charles Rose
Tel: 020 7974 1971
Date: 18 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Marek Wojciechowski Architects Ltd.
66-68 Margaret Street
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W1W 8SR

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**34 Great James Street
LONDON
WC1N 3HB**

Proposal:

Discharge of condition 5b (joinery and plasteerwork) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Drawing Nos:

200_301 A; 200_302 A; 200_303 A; 200_304 A; 200_305 A;
200_101 A; 200_102 A; 200_103 A; 200_104 A; 200_105 A;

700_101 A; 700_102 C;
800_103 A; 800_104 A.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Informative(s):

- 1 Consent is sought to Discharge of condition 5b (joinery and plaster) pursuant to

listed building consent dated 26 September 2013 ref: 2013/4498/L.

Condition 5 states

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 corncing 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.

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 CS14 (Promoting high quality places and conserving heritage / conservation areas) of the London

Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage / conservation areas)of the London Borough of Camden Local Development Framework Development Policies.

The details of the skirting and cornicing have been amended during the course of the application to retain historic features and provide scholarly plaster and timber replacements to respond to the value and hierarchy of the building where missing.

There were no responses to public consultation which was undertaken through a site notice and press notice.

The site's planning history has been taken into account when making 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.

- 2 You are reminded that condition 5d (materials) of listed building 26 September 2013 ref: 2013/4498/L is outstanding and require details to be submitted to and approved by the Council.
- 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.
- 5 Works commenced on the implementation of the original permission before the previous developer/contractor stopped works and in doing so removed elements of the building with consent. The consent also allow for the scholarly reinstatement of the lost features and fabric.

You are advised that the details hereby approved shall be implemented in full or you may risk enforcement action being taken.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning