

Application ref: 2018/4050/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 12 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

MSA Ltd.
70 Hatton Garden
London
EC1N 8JT
United Kingdom

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 and external alterations to listed building. Including the creation of a new external rear door to courtyard, replacement of non-original window, and internal alterations to change layout of non-original walls on first and second floors.

Drawing Nos: Application form, 177B - 100 Site Plan, 177B-D01-DAS-180814 - Design and Access Statement, 177B-D01-HIA-180815 - Historic Impact Assessment, 177B - 700 basement construction details, 177B - 701 first floor proposed, 177B - 702 ground floor proposed floor finishes, 177B - 220 proposed basement and ground floor, 177B - 221 proposed first floor demolition plan, 177B - 210 proposed basement and ground floor plans, 177B - 211 proposed first and second floors, 177B - 212 proposed third floor, 177B - 200 existing basement and ground floors, 177B - 201 existing first and second floors, 177B - 202 existing third floor, 177B - 700(2), 177B-420(3) ventilation grills and render, renderguard_gold(3).

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, 177B - 100 Site Plan, 177B-D01-DAS-180814 - Design and Access Statement, 177B-D01-HIA-180815 - Historic Impact Assessment, 177B - 700 basement construction details, 177B - 701 first floor proposed, 177B - 702 ground floor proposed floor finishes, 177B - 220 proposed basement and ground floor, 177B - 221 proposed first floor demolition plan, 177B - 210 proposed basement and ground floor plans, 177B - 211 proposed first and second floors, 177B - 212 proposed third floor, 177B - 200 existing basement and ground floors, 177B - 201 existing first and second floors, 177B - 202 existing third floor, 177B - 700(2), 177B-420(3) ventilation grills and render, renderguard_gold(3).

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.

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 proposals primarily affect the basement, where a new air vent to the front elevation and a new door opening to the rear courtyard are installed. There is also significant damp proofing at this level as there is rising damp. The proposals are to inject a chemical DPC and to apply a vapour permeable render internally. Historic England have concerns regarding the DPC and render, however the only other way to remedy the damp would be to remove the existing concrete slab. This would be invasive and costly, and as a result the proposed method is thought to be the best way to protect the historic fabric of the building.

Other alterations on this floor include the repaving of the courtyard with natural stone paving and the replacement of a kitchenette. The natural stone will improve the appearance of the courtyard and the kitchenette will have little impact on the building.

At ground floor level the proposed alterations include the removal of non-original partitions and associated repairs to the wood panelling and cornice.

At first floor level all alterations are proposed to take place in the closet wing and involve the reconfiguration of the modern partitions. The bathroom and kitchen exchange places creating a more logical plan form.

The proposed works will not harm the special interest of the grade-II*-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England were also consulted, they responded with some concerns regarding the method of damp proofing but were happy for the Local Authority to make the determination. The Secretary Of State authorised Historic England's recommendation. 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.

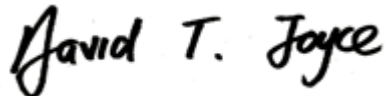
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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 initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning