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London Borough of Camden  
Regeneration and Planning  
5 Pancras Square  
London  
N1C 4AG

5th December 2018

Our Reference: 15-089  
Via PLANNING PORTAL

Dear Sir / Madam,

**THE TOWN AND COUNTRY PLANNING ACT 1990, AS AMENDED  
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990  
40 GREAT JAMES STREET, LONDON WC1N3HB – 2017/1789/L  
APPROVAL OF DETAILS OF APPLICATION – CONDITION 6 PART F**

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We write on behalf of our client, Ms Kay Georgiou, to submit an approval of details (AOD) application in relation to condition 6f (Lower Ground Floor Stair) attached to planning permission 2017/1789/L.

The scheme for the refurbishment and restoration of 40 Great James Street, a Grade II\* listed building was approved by the Council on 11 July 2017 and gave consent to the following description of development:

*Internal and external works to the listed building including insertion of servicing rooms within front vaults, underfloor heating installed within new slab within basement, demolition of walls and bridge area to the rear and creation of a rear courtyard area with winter garden and ground floor rear extension, insertion of air source heat pumps (ASHP), gas fires, new partition wall and door at second floor level, external service riser and plant (condenser units) at roof level.*

This application seeks to discharge condition 6 (part f) only which is addressed below.

**Condition 6 (part f)**

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**Condition 6 (part f) states:**

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

*f) Plan, elevation and section drawings of the new staircase between ground and basement levels at a minimum scale of 1:20, with details at 1:10 and 1:1 as appropriate.*

*Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies D1 and D2 of the Camden Local Plan June 2017.*

Emrys architects have prepared the enclosed drawings (1618-0600-AP-003 and 1618-0600-AP-008) which show the detailed design of the proposed stair. Having discussed the proposed design with Charles Rose, it has been considered acceptable.

**a. The Application Package**

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The application has been submitted via the Planning Portal and comprises:

- Completed application form for the approval of details reserved by condition;
- Cover letter, prepared by Icen Projects Ltd;
- Proposed drawings (1618-0600-AP-003 and 1618-0600-AP-008), prepared by Emrys Architects;
- Site location plan (for reference purposes).

This application relates to approval of conditions attached to Listed Building Consent, therefore is exempt from payment.

We trust that the information provided is sufficient to enable the council to validate and discharge the conditions, and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact Kieron Hodgson on 020 3435 4218 ([khodgson@iceniprojects.com](mailto:khodgson@iceniprojects.com)) or Emma Conwell on 020 3435 4207 ([econwell@iceniprojects.com](mailto:econwell@iceniprojects.com)), of this office in the first instance should you have any questions.

Yours faithfully,



Icen Projects Limited

Enc.  
As listed above