

Application ref: 2017/2884/L
Contact: Charles Rose
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Date: 6 December 2018

Development Management
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James Gorst Architects Ltd
16A Crane Grove London N7 8NN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
28 Great James Street
LONDON
WC1N 3EY

Proposal:
Internal alterations to the third and fourth floor

Drawing Nos: Site location plan; HD17_1304-A P1; HD17_1304-B p1; HD17_1003 p1;
HD17_1304-C p1.

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:

Site location plan; HD17_1304-A P1; HD17_1304-B p1; HD17_1003 p1;

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 granted Planning and Listed Building consent for change of use into a single dwelling along with associated alterations including a loft conversion with new stair access. Full discharge of the conditions for this consent was granted in August last year (2016).

As part of their ongoing implementation of this consent, the applicant is now seeking to secure consent to the three isolated sections of the third and fourth floor of the house for new panelling adjacent to the approved stair connecting the third and fourth floor, instead of the consented fixed Bookshelf; proposals for the fit-out of the small third floor bathroom with new finishes and traditional sanitaryware and; Proposals for the installation of fixed furniture and bead and butt panelling in the fourth floor attic room designed to match.

The proposals add new joinery elements which match the hierarchy and style of the period. The proposal would improve upon consented scheme and would preserve the significance of the listed building.

The site's planning history has been taken into account when making this decision. Historic England have recommend this application should be determined in accordance with national and local policy guidance and on the basis of LB Camden's specialist conservation advice. The application has been referred to National Planning Casework Unit who have agreed the proposals.

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.

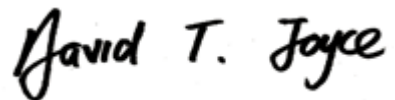
As such, the proposal is in general accordance with policies D2 of the London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy.

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



David Joyce
Director of Regeneration and Planning