

Application ref: 2018/1363/L
Contact: Charles Rose
Tel: 020 7974 1971
Date: 6 December 2018

Development Management
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GFZ Investments Ltd.
34, Great James Street 66-68 Margaret Street
LONDON WC1N 3HB

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 5e (floor finish and threshold) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Drawing Nos:

200_501 A; 200_502 A; 200_503 A; 200_504 A; 200_505 A; 200_206;
400_101; 400_102 A; 400_103 A; 400_104 A; 400_105 A;
700_601;
900_101.

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 5e pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

Condition 5e 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:

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.

The details of the floor including finish, heating and threshold details have been amended during the course of the application. The details of the conditions relate to the approved scheme and would satisfactorily preserve the special interest of the grade II* listed building.

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. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework

- 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 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. This consent also allow for the scholarly reinstatement of the lost features and fabric.

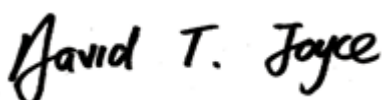
You are advised that the details hereby approved shall be implemented in full or you may risk enforcement action being taken.

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