

Application ref: 2018/3952/P
Contact: Charles Rose
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Date: 13 December 2018

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

40 Great James Street London WC1N 3HB

Proposal:

Discharge of condition 5 and 6a, b, c, d, e, f and g of 2017/1789/L consented on 11 July 2017.

Drawing Nos:

1618-0100-AP-001 PL01 to 1618-0100-AP-010 PL01;

1618-0170-AP-001 PL04; 1618-0170-AP-002 PL03 to 1618-0170-AP-007 PL03;

1618-0200-AP-001 PL05; 1618-0200-AP-002 PL04 to 1618-0200-AP-006 PL04;

1618-0300-AP-001 PL04; 1618-0300-AP-002 PL04; 1618-0300-AP-003 PL05; 1618-0300-AP-004 PL04; 1618-0400-AP-001 PL04;

1618-0600-AP-001 PL03; 1618-0600-AP-002 PL01 to 1618-0600-AP-004 PL01; 1618-0600-AP-005 PL05; 1618-0600-AP-006 PL01 to 1618-0600-AP-008 PL01; 1618-0600-AP-009 PL02; 1618-0600-AP-101 PL02 to 1618-0600-AP-106 PL02;

1618-SK-013 PL01; 1618-SK-014 PL01; 1618-SK-015 PL02; 1618-SK-017 PL01; 1618-

SK-018 PL01; 1618-SK-019 PL02; 1618-SK-020 PL01

IQ-1703-01-A; IQ-1703-02-A; IQ-1703-03-A; IQ-1703-04-A; IQ-1703-05-B; IQ-1703-07 C;
IQ-1703-08-A.

Informative(s):

- 1 The application seeks to discharge conditions 5 (DOORS) and 6a (GLAZED ROOF), 6b (FRONT LIGHTWELL SERVICES), 5c (BATHROOM AND KITCHEN SERVICES) 5d (GLAZED STAIRCASE PARTITION) 5e (LANDING WINDOWS) , 5f (LGF STAIRCASE) and 5g (LIGHTING) of 2017/1789/L consented on 11 July 2017.

The submission provides a full set of the required information and with a refined level of detail about how the original consent will be executed without minimal disruption to the architectural and historic interest of the grade II* listed building. The details satisfactorily show how the services and now glazed elements, staircase and joinery will carefully preserve the fabric and character of the 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

You are advised that all conditions in relation to Listed building consent (Ref: 2017/1789/L consented on 11 July 2017) which require the submission of details, have been discharged.

- 2 You are advised that all conditions in relation to Listed building consent (Ref: 2017/1789/L consented on 11 July 2017) which require the submission of details, have been discharged.

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

Director of Regeneration and Planning