

Application ref: 2018/1588/L  
Contact: Charles Rose  
Tel: 020 7974 1971  
Date: 13 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Marek Wojciechowski Architects Ltd  
66-68 Margaret Street  
London  
W1W 8SR

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:

Details of any works associated with alterations or upgrading to satisfy Building Regulations or Fire Certification required by condition 5G of listed building consent (ref: 2013/4498/L) granted on 26.09.2013 for: internal and external works association with change of use from offices (Class B1) at basement and ground floor level and 3x1 bed flats (Class C3) at first to third floor level, to a single dwellinghouse (Class C3), including replacement ground floor rear extension with first floor external terrace and associated works.

Drawing Nos: 200\_601 - 200\_605;  
400\_102 - 400\_105; CONDITION SURVEY AND REPAIR REPORT Rev P3 Date: 07  
December 2018; PUCK Mist System Proposed Plans sheet 1-6; Puck installation sheet  
x2; Mist System Nozzle Images x 3; Mist System Supply Pipe Image; Method  
Statement-Panelling.

Informative(s):

- 1 Consent is sought to Discharge of condition 5g (works of alterations or

upgrading) pursuant to listed building consent dated 26 September 2013 ref: 2013/4498/L.

The changes required to satisfy Building regulations are the minimum necessary and would not cause undue damage to the fabric or 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. Historic England stated that the submitted details were considered satisfactory to meet the requirements condition.

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 Frame

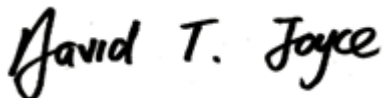
- 2 You are reminded that condition 5d (materials) of listed building 26 September 2013 ref: 2013/4498/L is outstanding and require details to be submitted to and approved by the Council.

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